



Connells

Montgomery Road
Whitnash Leamington Spa

Montgomery Road Whitnash Leamington Spa CV31 2TG

for sale
£475,000



Property Description

EXCEPTIONAL FAMILY HOME WITH ANNEXE IN A FAMILY-FRIENDLY LOCATION!

This stunning five-bedroom home boasts an impressive attached one-bedroom bungalow annexe, offering endless possibilities for family members, guests or as a potential rental income stream. Set in a family-friendly area with local parks and schools nearby, this property is perfect for those seeking a spacious and versatile home.

The property is located just 1.3 miles from the train station, providing easy access to surrounding towns and cities. This originally AC Lloyd built home is located in Whitnash, just off Heathcote Lane. It is positioned within lots of local amenities including a One-Stop convenience shop, Post Office, Pharmacy, Barber shop, fish and chip shop and a popular coffee station. The popular Heathcote Inn Pub is located within a very reasonable walking distance and the area is within a easy reach of the M40 and great for access into the Town Centre. The development has it's own park, with a small play area for children and makes a lovely short walk for sunny days with the dogs! The property is also within walking distance to Acre Close playing field, which has a children's play area, football field and community hall. This exceptional property presents a rare opportunity to own a spacious and versatile home with an attached annexe.

Approach

Via driveway with pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge, kitchen and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C.

Lounge

15' 3" x 12' 8" (4.65m x 3.86m)

Spacious, light and airy lounge having a feature fire place, a radiator, a window to the front elevation and double doors leading to the dining room.

Dining Room

11' 3" x 8' 9" (3.43m x 2.67m)

Having radiator, laminate flooring, French doors leading to the rear garden, a door leading into the kitchen and a door allowing access through to the Annexe.

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated eye-level, electric oven and gas hob with cooker hood over, whilst providing space for a dishwasher and space for an under counter fridge. Comprising tiled flooring, a window to the rear elevation and access to the utility room.

Utility Room

7' 9" x 4' 9" (2.36m x 1.45m)

Providing space for a washing machine and housing the wall-mounted central heating boiler. With a door leading to the garden and garage.

First Floor

Landing

The stairs lead from the hallway. There is a cupboard housing the hot water tank. With doors to all bedrooms and the family bathroom.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

Double bedroom having a fitted wardrobe, a radiator and a window to the front elevation.

Ensuite

Having a shower cubicle, low level W/C, wash hand basin, radiator and a window to the side elevation.

Bedroom Two

15' 5" x 7' 9" (4.70m x 2.36m)

Double bedroom comprising carpets, storage cupboard, radiator and a window to the front elevation.

Bedroom Three

10' 5" x 6' 8" (3.17m x 2.03m)

Double bedroom comprising carpets, cupboard and a window to the front elevation.

Bedroom Four

6' 5" x 8' 3" (1.96m x 2.51m)

Comprising radiator, carpets and window to the rear elevation.

Bedroom Five

7' 5" x 8' 6" (2.26m x 2.59m)

Comprising carpets, radiator and a window to the rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower, a low level W/C., wash hand basin and a window to the rear elevation.

Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed and mature shrubs to the borders also comprising a patio area which is perfect for external dining.

Parking

There is a shared driveway (allowing access for annexe parking) providing parking to the front.

Garage

Having an up and over door. Connells advise an internal inspection of the garage is yet to be carried out.

Annexe;

Access via the driveway with a door leading into the lounge.

Lounge

15' 2" x 11' 3" (4.62m x 3.43m)

Having laminate flooring, window to the front elevation and a door leading to the kitchen.

Kitchen

6' 6" x 7' (1.98m x 2.13m)

Having wall and base mounted units with complimentary work surfaces over, space and plumbing for washing machine, space for gas hob and a door leading to the conservatory which is currently being used as the dining area and another door to the bedroom.

Conservatory

Having tile flooring, window to the rear elevation and doors to the front elevation. This room now features a door which leads to the dining room of the main property.

Bedroom

9' 3" x 11' 3" (2.82m x 3.43m)

Having carpets, fitted wardrobes and doors leading to the rear garden and bathroom.

Shower Room

Having shower, wash hand basin, low level W/C and a window to the side elevation.

Agent's Note

Connells advise there are currently two council tax bands listed for this property.

The council tax band advertised as Band F is for the main property whilst the Annexe has a Band A.

The heating system is shared between the house & annexe, therefore there is only one EPC for this property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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