



148 Landor Road

Leamington Spa **CV31 2LE**

Guide Price £375,000

148 Landor Road

Whitnash

Being popularly positioned at the far end of Landor Road, close to its junction with Ashford Road, this three bedroomed detached family house is offered for sale with the benefit of no onward chain. Occupying a long mature plot with a particularly attractive rear garden, the house offers gas centrally heated and double glazed accommodation whilst providing some scope and potential for future cosmetic enhancement and possible extension, subject to the appropriate consents. Also benefiting from off-road parking to the front, this is an ideal opportunity to purchase a detached home within a particularly well regarded part of Whitnash.

LOCATION

Whitnash is a residential area lying to the south of central Leamington Spa and being well catered for with its own range of local facilities and amenities. These include local schools, shopping facilities and doctors' surgery/medical centre. There are good local road links available to neighbouring towns and centres as well as easy access to Leamington Spa town centre with its wide array of independent retailers, bars, restaurants and popular parks. Leamington Spa railway station provides regular rail links to numerous destinations.

ON THE GROUND FLOOR

Entrance door opening into:-

ENTRANCE VESTIBULE

With inner entrance door to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, open understairs storage recess and door to:-

CLOAKROOM/WC

With low level WC, wash hand basin, central heating radiator and obscure UPVC double glazed window.

LOUNGE

5.41m x 3.35m max (17'9" x 11'0" max)
Having a central dividing archway with

UPVC double glazed windows, two central heating radiators and UPVC double glazed sliding patio doors giving access to the rear garden.

STUDY

3.02m x 2.54m max (9'11" x 8'4" max)
With UPVC double glazed window, central heating radiator and UPVC double glazed door giving external access to the rear garden.

KITCHEN

5.16m x 3.38m (16'11" x 11'1")
A spacious kitchen with a range of panelled style wood effect units comprising base cupboards, drawers and coordinating wall cabinets, worktops with ceramic tiled splashbacks and single drainer stainless steel sink unit, space for appliances, UPVC double glazed window, central heating radiator and double glazed door giving access to a covered side verandah.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (REAR)

4.06m x 3.18m (13'4" x 10'5")
With UPVC double glazed window, pedestal wash hand basin and central heating radiator.

BEDROOM TWO (FRONT)

3.45m x 2.90m (11'4" x 9'6")
With UPVC double glazed window, central heating radiator and pedestal wash hand basin.

BEDROOM THREE (REAR)

3.05m x 2.21m (10'0" x 7'3")
With UPVC double glazed window, central heating radiator and pedestal wash hand basin.

BATHROOM

With partly ceramic tiled walls and modern three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with fitted electric shower unit over, airing cupboard housing the Baxi gas fired boiler, central heating radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

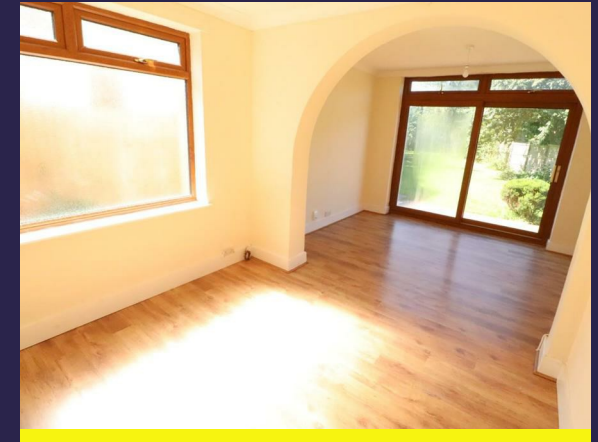
The house is set behind a foregarden, to one side of which is an antique pavioured style driveway providing off-road parking space.

REAR

A mature lawned rear garden of excellent length featuring numerous attractive trees and bamboo and having fenced boundaries to either side. To the side of the house itself there is a useful covered verandah

Features

- Detached House
- Popular Mature Location
- Lounge
- Study
- Spacious Kitchen
- Three Bedrooms
- Bathroom
- Off-Road Parking
- Large Rear Garden
- No Chain





Floorplan

Internal Living Area 978sq ft / 90.88m²

GROUND FLOOR



FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Fixtures & Fittings

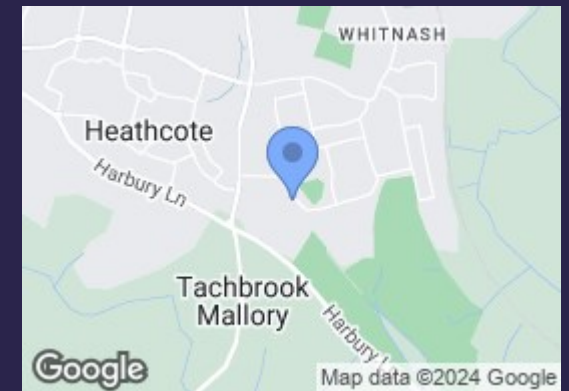
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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