



Grasmere Rugby Road

Leamington Spa **CV33 9BW**

Guide Price £425,000

Grasmere Rugby Road

Weston Under Wetherley

This established detached family home is located in the ever popular village of Weston-Under-Wetherley benefiting with being a short drive to Leamington Spa and the major road network. Set back from the road behind the mature front gardens with driveway and access to the main house. The property runs off oil for the central heating however all other mains services are connected. Upon entry, the large porch gives way to the open hallway with cloakroom / wc. There is also a well proportioned triple aspect living room, a dining room, a kitchen with separate utility room and converted garage which is now a home office. The first floor offers a spacious landing, three double bedrooms and bathroom. Externally there are mature gardens to the front, side and rear with mature trees, borders. The real advantages are being sold with no onward chain and the potential to extend to the side and to the rear due to the size of the plot its upon.

LOCATION

The village of Weston under Wetherley is a small village lying on the B4453 around four miles north-east of Leamington Spa. At the heart of the village is the ancient Parish Church of St Michael, there also being a well known gastro pub, The Red Lion, in the nearby neighbouring village of Hunningham. As an alternative to Leamington Spa itself, local shops and other amenities can also be found in nearby Cubbington. The village is also well placed for road access to major roads and the Midland motorway network, including links to Coventry and Rugby.

ON THE GROUND FLOOR

Porch

4.27m x 1.15m (14'0" x 3'9")
This large porch offers plenty of space for coats and shoes with tiled flooring and gives access to both the home office and also the main entrance hallway.

Entrance Hallway

4.36m x 1.82m (14'3" x 5'11")
This spacious entrance gives access to the majority of the rooms on the ground floor. Stairs rise to the first floor and there is a handy airing cupboard together with doors leading off to:-

Cloakroom / WC

1.55m x 1.01m (5'1" x 3'3")
This handy cloakroom with tiled flooring offers a low level WC and wash hand basin.

Sitting Room

4.69m x 3.49m (15'4" x 11'5")
This triple aspect sitting room is light and airy and has windows to the front and side aspects with doors leading out to the rear garden.

Dining Room

3.32m x 3.10m (10'10" x 10'2")
A separate dining with a wall of opaque glass into the hallway and views to the rear over the established gardens.

Kitchen

3.03m x 2.64m (9'11" x 8'7")
Offering an array of eye level and base units with complementary work surfaces. The splash back areas and floors are tiled and there is a handy pantry cupboard. Integrated appliances include an oven with hob and extractor, a slimline dishwasher and space for a fridge / freezer.

Utility Room

2.98m x 1.97m (9'9" x 6'5")
Leading off the kitchen offering further storage and plumbing for both a washing machine and tumble drier. A door leads to the side access and a further door connects to a second utility space.

Utility Room Two

2.17m x 1.97m (7'1" x 6'5")
With further storage and tiled flooring with doors leading out to the garden.

Home Office

4.07m x 2.43m (13'4" x 7'11")
Formerly the garage of which has now been converted into a handy home office with door leading to the porch and also storage space.

ON THE FIRST FLOOR

Landing

4.11m x 1.80m (13'5" x 5'10")
This open and airy landing has a loft access point and windows over looking the front aspect. Doors lead off to all rooms on this level.

Bedroom One

4.69m x 3.49m (15'4" x 11'5")
This well proportioned master bedroom offers views to both the front and rear aspects and handy fitted wardrobes.

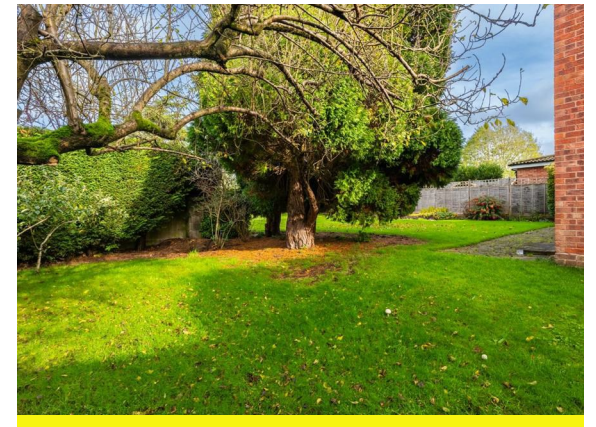
Bedroom Two

3.11m x 2.74m (10'2" x 8'11")
A further double bedroom, once again with fitted wardrobes and views looking out to the countryside to the rear.

Features

- Detached Family Home
- No Onward Chain
- Popular Village Location
- Close to Leamington Spa Town Centre
- Two Reception Rooms
- Kitchen with Utility Room
- Three Double Bedrooms
- Large Mature Gardens
- Expansion Potential
- In need of Modernisation





Floorplan

Ground Floor
Approx. 75.9 sq. metres (817.4 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, 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 E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com