



60 Mullard Drive

Leamington Spa **CV31 2QL**

Guide Price £350,000

60 Mullard Drive

Whitnash

We are delighted to bring to the open market a three bedroomed semi-detached family home set in an ideal location in Whitnash. An ideal choice for families and young couples. The property is positioned within easy access to local shops, schools and amenities. In brief the property comprises of a porch, entrance hall, lounge/dining room and a kitchen with built-in appliances. To the first floor there are three generously sized bedrooms and a family bathroom. Externally there is a low maintenance rear garden and a driveway to the front providing off-road parking for a minimum of three cars and a single garage. The property has a lot of scope to extend to the side and rear elevation (STPP).

LOCATION

This is an attractively tucked-away location on the fringe of Whitnash, a little under two miles south of central Leamington Spa. Whitnash itself offers a useful range of day-to-day amenities whilst facilities in the town centre are easily accessible, as is Leamington Spa railway station and various routes out of the town including links to the M40 motorway.

ENTRANCE PORCH

Having sliding door and door leading into the property.

ENTRANCE HALL

With stairs rising to the first floor, central heating radiator, understairs storage cupboard and doors leading into the lounge and kitchen.

LOUNGE/DINER

7.40m x 4.00m (24'3" x 13'1")
Having a gas feature fireplace, double glazed window to the front elevation, two central heating radiators and a sliding door leading into the rear garden.

KITCHEN

4.28m x 3.12m (14'0" x 10'2")
Having a double glazed window to the rear, built-in appliances including four ring electric hob, extractor fan above, oven unit, washing machine, space for fridge freezer, worktop surfaces, cupboards and drawers and a door leading out to the side elevation.

ON THE FIRST FLOOR

LANDING

Having doors leading to the bedrooms and family bathroom. Access to the loft space having a pull down ladder and electric lighting.

BEDROOM ONE

4.30m x 3.57m (14'1" x 11'8")
Having double glazed window to the front elevation, central heating radiator and a built-in sliding wardrobe.

BEDROOM TWO

4.11m x 3.02m (13'5" x 9'10")
Having double glazed window to the rear elevation, built-in sliding wardrobe and central heating radiator.

Features

- No Onward Chain
- Potential to Extend to the Side and Rear (STPP)
- Stunning Kitchen
- Lounge/Diner
- Three Bedrooms
- Bathroom
- Off-Road Parking
- Garage
- Good Sized Rear Garden
- In a Great School Catchment Area

BEDROOM THREE

2.96m x 2.14m (9'8" x 7'0")
Having double glazed window to the rear, central heating radiator and a built-in wardrobe.

BATHROOM

3.26m x 1.86m (10'8" x 6'1")
Having bath, low level WC, shower cubicle, wash hand basin, heated towel rail and double glazed frosted window to the front elevation.

OUTSIDE

FRONT

REAR

The rear garden has a patio area, lawn and great for hosting family events.

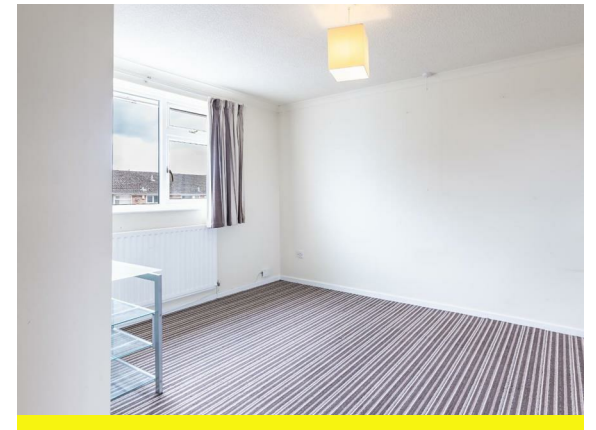
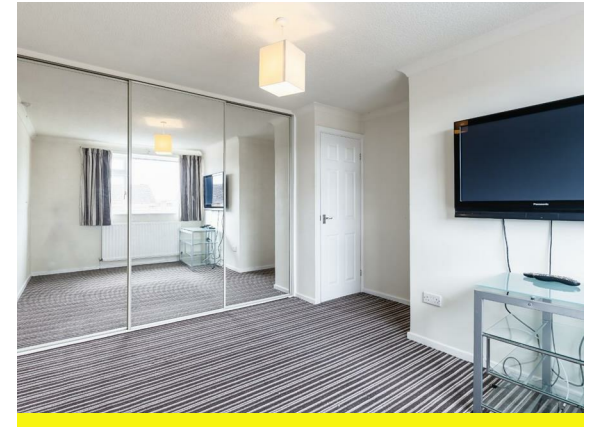
GARAGE

Having a rolling shutter electric door, lighting and power. A driveway offers parking for a minimum of three vehicles.

DIRECTIONS

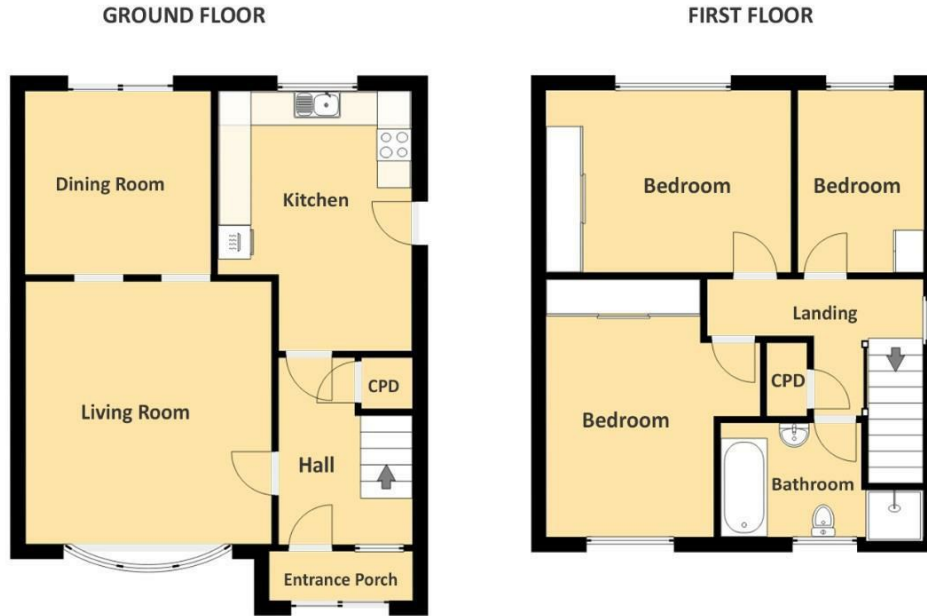
Postcode for sat-nav - CV31 2QL.





Floorplan

Internal Living Area 975sq ft /90.60m2



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General Information

Tenure

Freehold

Fixtures & Fittings

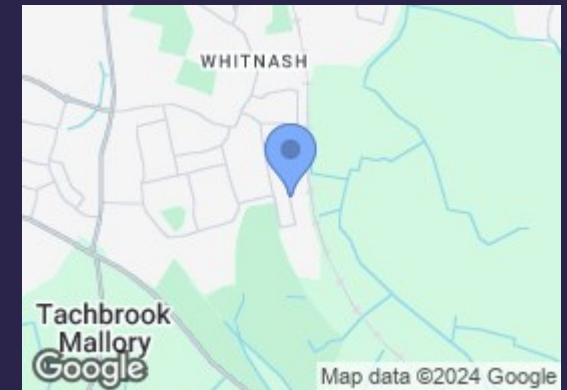
Specifically excluded unless mentioned in these sales particulars.

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		86
(69-80) C		
(55-68) D	53	
(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