



## 4 The Seekings

Leamington Spa **CV31 2SH**

Offers In Excess Of £500,000

# 4 The Seekings

## Whitnash

This modern detached family house is attractively positioned within a cul-de-sac backing onto Golf Lane. Being offered for sale with the benefit of no onward chain, the gas centrally heated accommodation is ideal for the family, also benefiting from hard wood effect UPVC double glazed windows. Notable features of the accommodation include two separate reception rooms, whilst the kitchen and utility area have been re-fitted with contemporary units in a gloss finish. The four first floor bedrooms are complimented by en suite facilities to the master bedroom along with the family bathroom, whilst outside there is a pleasant garden to the rear which is walled to the Golf Lane boundary, along with parking for two vehicles to the front that gives direct access to the adjoining garage. Overall this is a rare opportunity to purchase a detached home within a particularly popular Whitnash location.

### LOCATION

The Seekings is a small cul-de-sac lying off Golf Lane and being within easy reach of all amenities and facilities within the Whitnash area including local schools, shops and public transport services. Lying around two miles south of central Leamington Spa, the area is well placed for local routes out of the town including those to neighbouring towns and centres with Leamington Spa railway station providing regular rail links to many destinations including Birmingham and London.

### ON THE GROUND FLOOR

UPVC period style double glazed entrance door entering into:-

### RECEPTION HALLWAY

With central heating radiator, staircase off ascending to the first floor, leaded double glazed window and doors to:-

### CLOAKROOM/WC

With two piece suite comprising low level WC, wash hand basin with tiled splashback, central heating radiator and leaded obscure double glazed window.

### LOUNGE

3.89m x 3.56m (12'9" x 11'8")  
With leaded double glazed window to front, central heating radiator, three wall lights, wall mounted pebble effect electric fire, double doors giving through access to:-

### DINING ROOM

2.97m x 2.90m (9'9" x 9'6")  
With double glazed sliding patio doors giving access to the rear garden, central heating radiator and door to:-

### RE-FITTED KITCHEN

3.05m x 5.18m max (10'0" x 17'0" max)  
- into 'L' shaped utility area.  
Having been re-fitted with an attractive and comprehensive range of units in a gloss finish comprising coordinating base cupboards, drawers and wall cabinets, inset stainless steel sink unit with roll edged wood effect worktops and tiled splashbacks, inset four burner stainless steel gas hob with filter hood over and fitted electric oven below, further stainless steel sink unit to the Utility Area with cupboard below, coordinating worktop and space for washing machine and tumble dryer, central heating radiator, wall mounted Worcester gas fired boiler which is concealed by a matching cupboard, tile effect flooring, UPVC double glazed window and double glazed door giving external access to the rear garden and further access to a large understairs storage cupboard.

### ON THE FIRST FLOOR

### LANDING

With access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder and doors to:-

### BEDROOM ONE (REAR)

3.58m x 2.97m (11'9" x 9'9")  
With leaded UPVC double glazed window, central heating radiator and door to:-

### EN SUITE BATHROOM

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, leaded obscure double glazed window and chrome towel warmer/radiator.

### BEDROOM TWO (FRONT)

3.45m max x 3.18m max (11'4" max x 10'5" max)  
- forming an 'L' shape.  
With leaded UPVC double glazed window and central heating radiator.

### BEDROOM THREE (REAR)

2.97m x 2.54m (9'9" x 8'4")  
With leaded UPVC double glazed window and central heating radiator.

### BEDROOM FOUR (FRONT)

2.69m x 1.96m (8'10" x 6'5")  
With leaded UPVC double glazed window and central heating radiator.

### BATHROOM

Having partly tiled walls and three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower

## Features

Modern Detached House

Popular Tucked-Away Location

Two Reception Rooms

Re-fitted Kitchen and Utility Area

Four Bedrooms

Two Bathrooms

Gardens Front and Rear

Driveway and Garage

No Chain

attachment, leaded obscure double glazed window and chrome towel warmer/radiator.

### OUTSIDE

### FRONT

A shared tarmacadam driveway gives access from The Seekings to the property itself leading onto a private tarmacadam driveway immediately to the front of the house which provides off-road parking space for approximately two vehicles. Alongside of this is a central paved footpath and a lawned foregarden with central mature tree. The driveway also gives direct vehicular access to:-

### ADJOINING GARAGE

With up and over door fronting, electric light and power and rear door giving access to the rear garden.

### REAR

An attractive rear garden which backs onto Golf Lane, to which there is a high walled boundary and featuring a large paved patio area, beyond which is a lawn fringed by stocked borders and with a greenhouse to the far corner. The rear garden can also be entered over a gated side foot access.

### DIRECTIONS

Postcode for sat-nav - CV31 2SH.

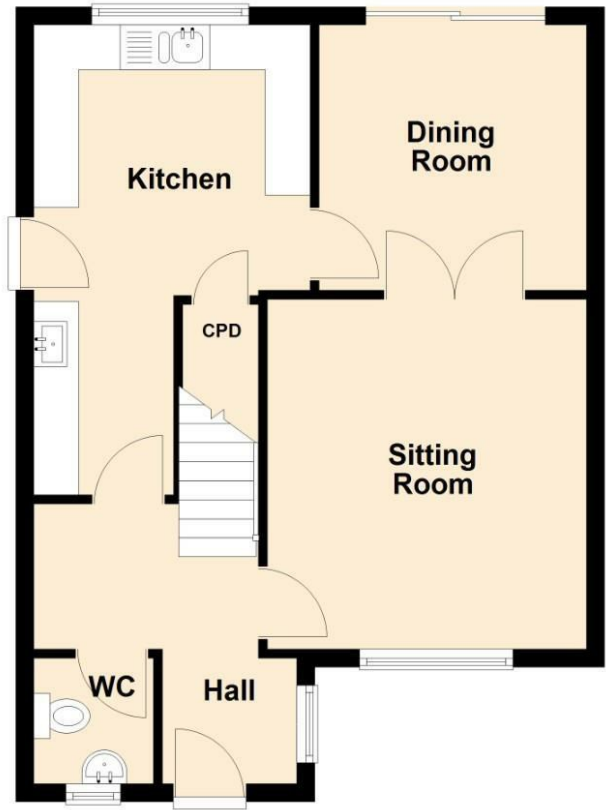




Floorplan

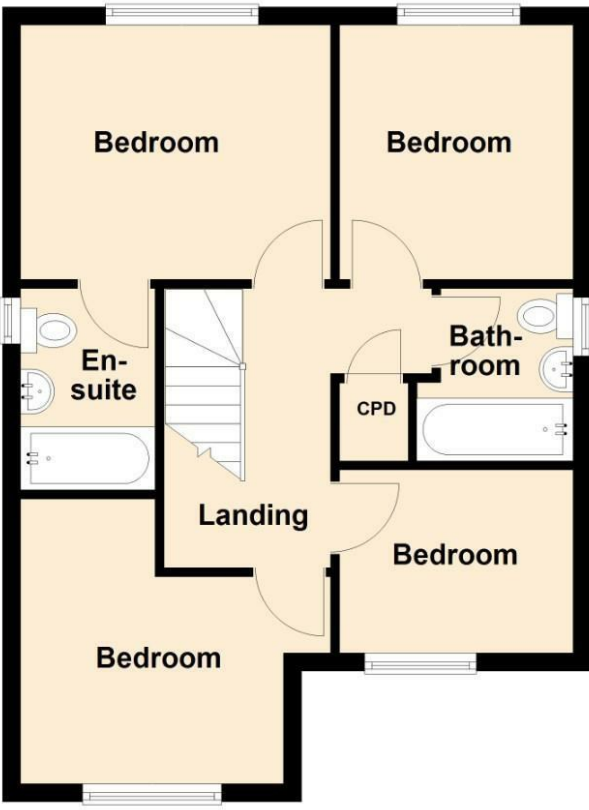
Ground Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      |                         |
| (55-68) D                                   |         |                         |
| (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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