



14 Park Lane

Leamington Spa **CV33 9HX**

Offers Over £420,000

14 Park Lane

Harbury

Situated just a short walk from amenities in the centre of the ever-popular village of Harbury, along with the village primary school, this three bedroomed detached family house offers comfortable gas centrally heated and UPVC double glazed accommodation. Having ample parking to the front and a pleasant garden to the rear, the internal accommodation benefits from a spacious lounge/dining room, well equipped breakfast kitchen and an attractive garden room, from which bi-fold doors open into the rear garden. The three first floor bedrooms are complimented by a spacious family bathroom. Overall this is an ideal family home within a highly popular village location.

LOCATION

The ever-popular village of Harbury lies around six miles south-east of Leamington Spa with the village being well known for its strong sense of community and comprehensive range of facilities. These include a highly regarded Church of England primary school, village shops, pubs, doctors' surgery and a thriving village hall and tennis club. The village is well placed for access to neighbouring towns including Leamington Spa and the nearby market town of Southam, there also being excellent local road links available to the Midland motorway network, notably the M40 and the Jaguar Land Rover and Aston Martin installations at Gaydon. Regular commuter rail services operate to numerous destinations including London and Birmingham from Leamington Spa.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

RECEPTION PORCH

With oak effect laminate flooring and inner entrance door to:-

ENTRANCE HALLWAY

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

CLOAKROOM/WC

With white fittings comprising close coupled WC and wall mounted wash hand basin.

LOUNGE/DINING ROOM

6.91m x 5.33m max (22'8" x 17'5" max) - into recessed area.

With feature stone fireplace and hearth having an open coal effect living flame gas fire, central heating radiator, double French style doors giving external access from the dining area to the rear garden, double glazed picture window to the recessed area, which also has a central heating radiator and from where double doors open into:-

GARDEN ROOM

4.50m x 2.90m (14'9" x 9'6")

Being a pleasant addition to the rear of the house and having double glazed bi-fold doors opening into the garden, further double glazed picture window and central heating radiator.

BREAKFAST KITCHEN

5.56m x 2.24m (18'3" x 7'4")

Being comprehensively fitted with an extensive range of units in a cream panelled style finish comprising coordinating base cupboards, drawers and wall cabinets providing various storage solutions, roll edged marble effect worktops, one of which extends to form a breakfast bar, glazed display cabinets, inset four

burner gas hob with filter hood over and fitted electric oven below, space for dishwasher and washing machine, central heating radiator, laminate flooring, inset downlighters and UPVC double glazed door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

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

BEDROOM ONE (FRONT)

3.63m x 3.48m (11'11" x 11'5")

With UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

2.72m x 4.42m max (8'11" x 14'6" max) - to rear of fitted wardrobes.

Having fitted wardrobing with sliding mirror doors fronting, UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

2.72m x 2.44m (8'11" x 8'0")

With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

3.33m x 1.73m (10'11" x 5'8")

A spacious bathroom with three piece white suite comprising low level WC,

Features

Detached Family House

Highly Popular Village Location

Lounge/Dining Room

Garden Room

Breakfast Kitchen

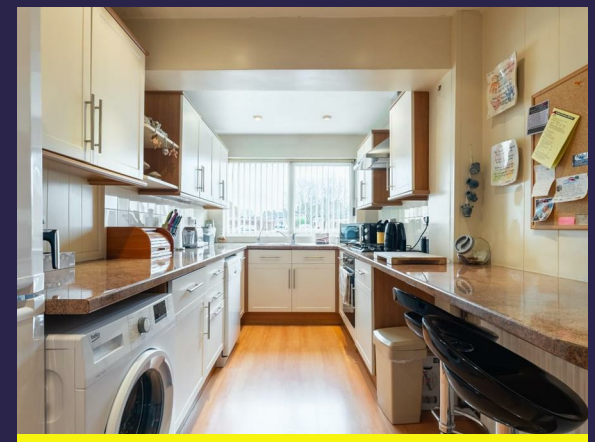
Three Bedrooms

Spacious Bathroom

Mature Rear Garden

Ample Parking

Garage





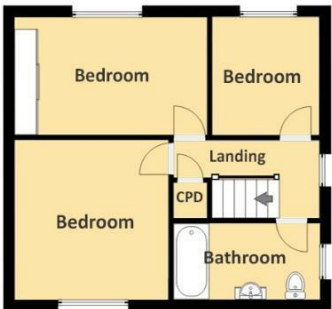
Floorplan

Internal Living Area 1,330sq ft /123.56m2

GROUND FLOOR



FIRST FLOOR



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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 F - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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