



106 Landor Road, Whitnash

Leamington Spa **CV31 2JZ**

Guide Price £400,000

106 Landor Road, Whitnash

Located in the sought after area of Whitnash sits this stunning three bedroomed semi-detached family home, which has been thoughtfully extended. This modern family home offers spacious accommodation throughout beginning with the welcoming entrance hall, lounge, open plan kitchen dining room and a ground floor cloakroom. To the first floor there are three bedrooms, in addition there is a loft room as well as the modern family bathroom. Externally the property benefits from a private driveway, garage and great size rear garden.

LOCATION

Set in the heart of the popular area of Whitnash, under two miles from Royal Leamington Spa and all the amenities it has to offer. This home is well located for its highly rated junior and senior schools whilst at the same time providing easy access to the M40 at Junction 13 (Leamington Spa). The train stations of Leamington Spa, Warwick and Warwick Parkway are all just a short drive away providing rail access to London to the south and Birmingham and beyond to the north.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having gas central heating radiator, stairs rising to the first floor, understairs storage cupboard, doors to cloakroom, lounge and open plan kitchen/diner.

GROUND FLOOR CLOAKROOM

Comprising of a low level WC, sink unit with splashback, gas central heating radiator and double glazed frosted window to the side.

LOUNGE

4.40m x 3.29m (14'5" x 10'9")

A light and airy lounge which has gas central heating radiator, double glazed window to the front elevation, electric fire and space for lounge furniture.

KITCHEN/DINER AND FAMILY ROOM

7.36m x 5.00. (24'1" x 16'4".)

This is a beautifully presented and extended kitchen/diner and family room which in brief has two central heating radiators, space for furniture and dining table, double glazed windows to the rear elevation and patio doors leading out to the rear garden.

The kitchen comprises of worktop surfaces, cupboards, drawers, sink unit, five ring gas hob, built-in double oven unit, fridge, dishwasher and breakfast bar. This is a superb space for hosting family gatherings and is ideal for a large extended family.

ON THE FIRST FLOOR

LANDING

Having doors to adjacent rooms, double glazed window to the side elevation and loft access.

MASTER BEDROOM

4.40m x 3.15m (14'5" x 10'4")

Having gas central heating radiator, built-in wardrobes, a storage cupboard, double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

3.58m x 3.15m (11'8" x 10'4")

Having gas central heating radiator, double glazed windows to the rear elevation, storage area and space for bedroom furniture.

BEDROOM THREE

2.82m x 1.91m (9'3" x 6'3")

Having double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

LOFT ROOM

5.02m x 2.82m (16'5" x 9'3")

Having gas central heating radiator, Velux window and space for a desk and storage. This would be ideal for someone working from home. This room could be converted in to the master bedroom / bedroom four (STPP).

Features

Driveway Parking for Multiple Vehicles

Extended Family Home

Close to Local Amenities

Close to Royal Leamington Spa

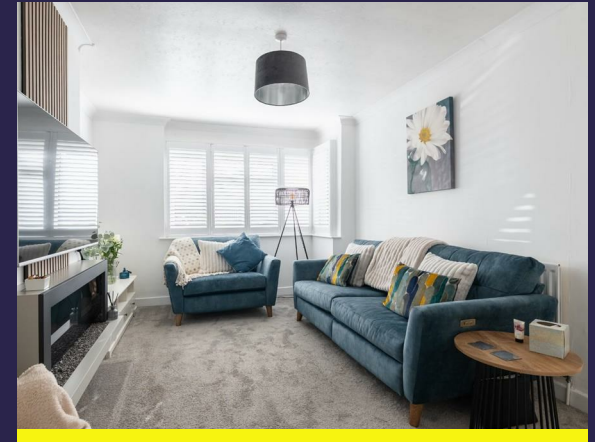
Beautifully Decorated Throughout

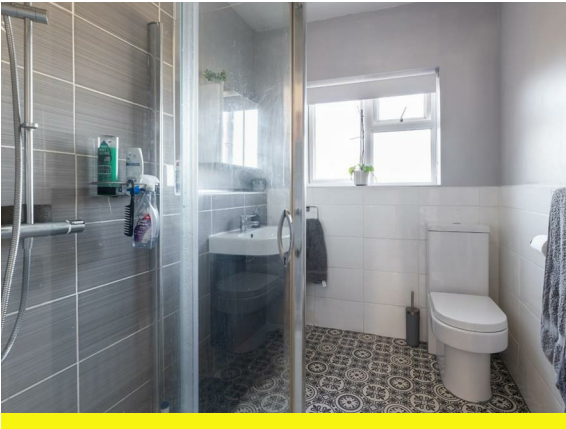
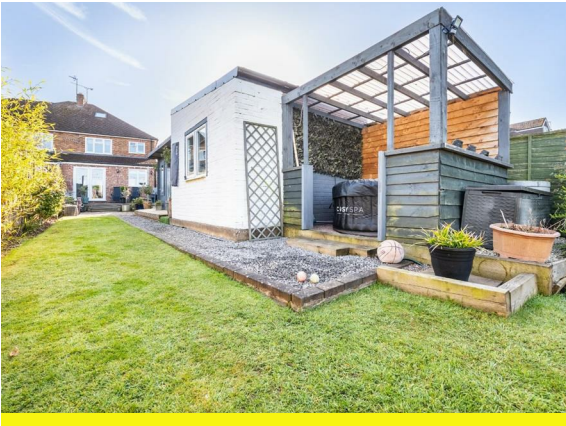
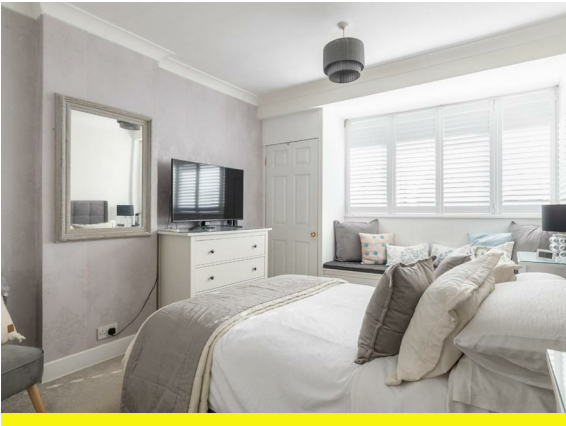
Popular Family Location

Ground Floor Cloakroom

A Great Family Garden

Popular for Local Schools





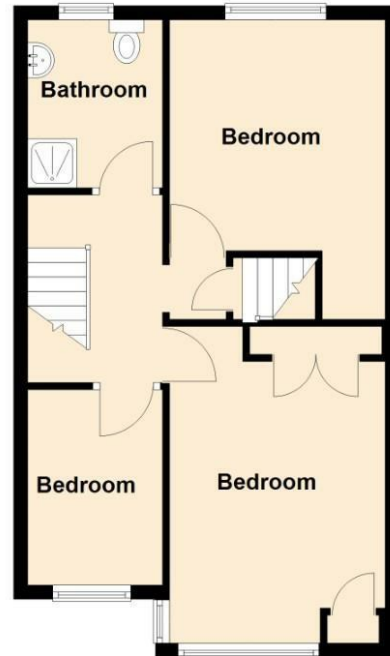
Floorplan **Ground Floor**

Approx. 58.4 sq. metres (629.1 sq. feet)



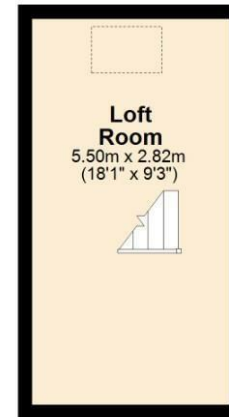
First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Second Floor

Approx. 15.5 sq. metres (167.1 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

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 C - Warwick District Council



Energy Efficiency Rating

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