

**MURCOTT ROAD EAST, LEAMINGTON SPA CV31 2JJ**



**A FANTASTIC FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH A SELF CONTAINED ANNEX.**

- **FOUR BEDROOMS**
  - **DRIVEWAY**
- **OPEN PLAN BREAKFAST/KITCHEN**
- **OPEN PLAN LOUNGE/DINING ROOM**
  - **ONE BEDROOM ANNEX**
    - **BATHROOM**
- **GOOD SCHOOL CATCHMENTS**
- **LOCAL AMENITIES WITHIN WALKING DISTANCE**

**4 BEDROOMS**

**OFFERS IN THE REGION OF £450,000**

Hawkesford are delighted to bring to the market this spacious four bedroom semi detached family home. The property comes with the fantastic added bonus of a self contained annex.

Located on Murcott Road East, a popular family orientated area, known for being within excellent primary and secondary school catchment areas. There are plenty of local amenities within walking distance, with Leamington Spa town centre and the shire retail park within a short drive.

The current owners have maintained and extended the property to a delightful standard, improving the space on offer, whilst maintaining the general flow of the property. The extension has allowed for a lovely Kitchen/Dining area and further bedroom on the first floor.

The ground floor has spacious entertaining areas, from the large open plan lounge area, to the breakfast kitchen room. The impressive self contained annex, offers further accommodation.

The first floor has three double bedrooms and a single room and a modern bathroom.

We very much recommend booking your viewing to see all that is on offer.

### Front

The property is accessed via a spacious driveway, which has space for multiple cars.

### Porch 6'6" x 3'5" (2.00 x 1.05)

With a light point and double glazed windows to the front elevation, leading to main entrance door.

### Entrance Hallway 12'1" x 5'6" (3.69 x 1.70)

Spacious entrance hallway with light point and smoke alarm to ceiling, radiator, under stair storage space and allowing for access to the kitchen/diner, lounge and first floor stairs.

### Kitchen/Diner 19'8" x 19'3" (6.00 x 5.88)

A lovely central hub of the property, which has a breakfast bar and space for a dining room table. With double glazed French doors leading to the garden patio area and a double glazed window to the rear aspect. With spotlights to ceiling and radiators. Kitchen area has space for all white goods, integrated oven/grill with hobs. Kitchen worktop with plenty of storage compartments above and below, and space to utilize as a breakfast bar. There is a further space at the start of the kitchen, that can house a large fridge freezer, potentially more table space and has a double glazed window to the side aspect.

### Open Plan Living Room 27'0" x 10'0" (8.25 x 3.05)

Very spacious setting that originally would have been a separate lounge and dining area. With light point to the ceiling and wall, radiators and gas feature fire. Double glazed windows to the front aspect.

### Annexe 15'1" x 9'7" (4.60 x 2.94)

Effectively a self contained studio, which has a large space for the living area with an adjacent bathroom. With a double glazed window to the rear aspect and access through double glazed French doors, electric radiator and spotlights to ceiling. There is a kitchen area, which has a worktop with storage, space for a fridge/freezer and sink.

The bathroom has a double glazed window to the front aspect, low level WC, vanity sink unit, walk in shower and heated towel rail. 2.91m x 1.57m.

### First Floor

A double glazed window to the side elevation at the top of the stairs, loft access, light point to ceiling and allowing access to all first floor rooms.

**Bedroom One 12'11" x 9'5" (3.94 x 2.89)**

Double bedroom with a double glazed window to the front aspect, fitted wardrobes, spotlights to ceiling and radiator.

**Bedroom Two 10'8" x 10'4" (3.27 x 3.17)**

Double bedroom with a double glazed window to the rear aspect, light point to ceiling and radiator.

**Bedroom Three 10'6" x 10'4" (3.22 x 3.17)**

Double bedroom with a double glazed window to the rear, light point to ceiling and radiator.

**Bedroom Four 7'0" x 6'4" (2.15 x 1.95)**

With a double glazed window to the front aspect, radiator and light point.

**Bathroom 6'6", 242'9" x 6'3" (2,74 x 1.93)**

With a modern walk in shower, heated towel rail, WC, sink with storage compartment, double glazed window to the side aspect and spotlights to the ceiling.

**Garden**

A lovely and well maintained garden with many features. There is side access to the garden from the front. Initial patio area that allows access to the annex. A pond area greets you before the middle part of the garden is laid to lawn. To the rear there is further space for seating and a generous sized log cabin which has electricity, as well as a further garden shed.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

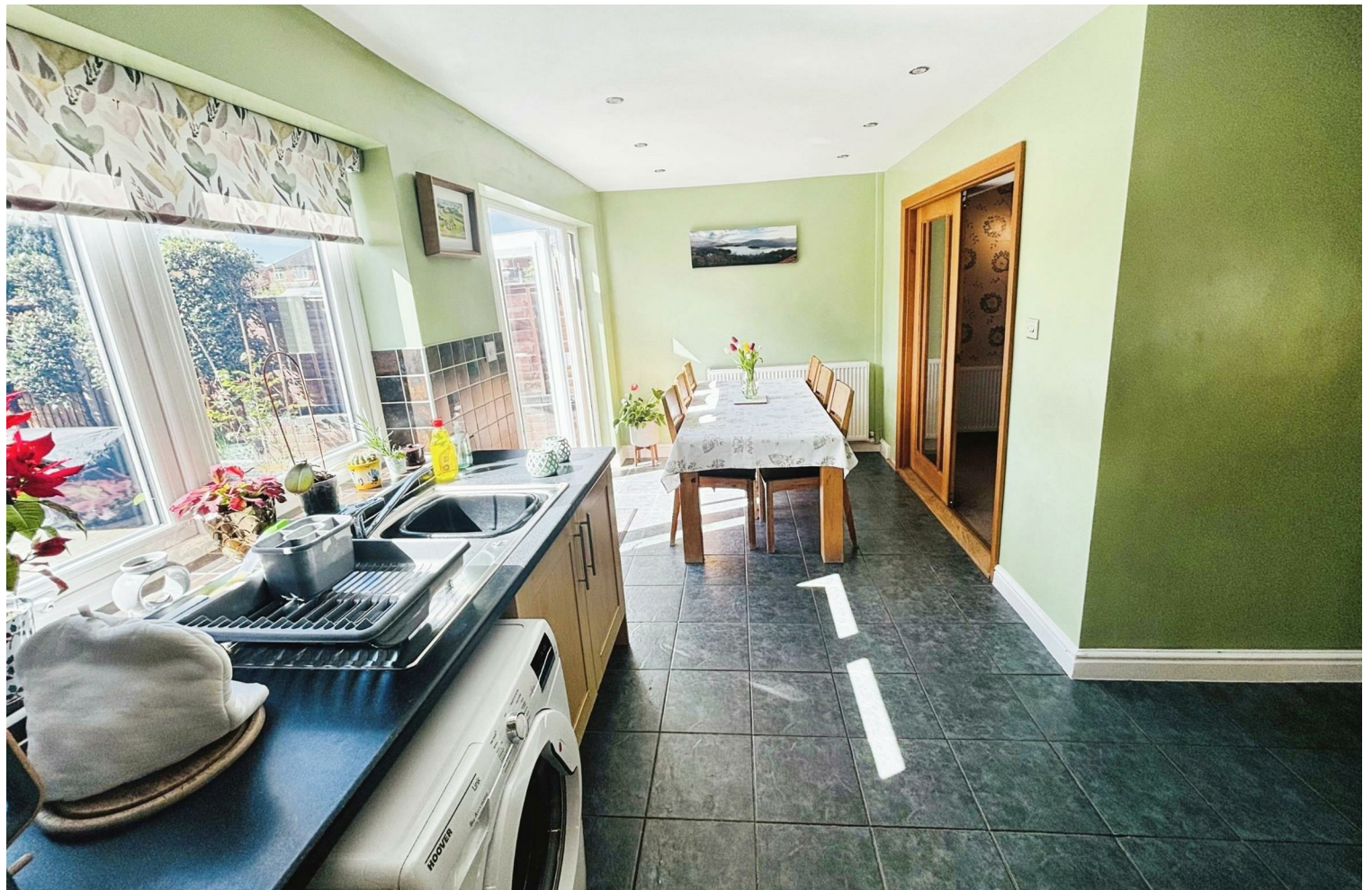
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123















**Ground Floor**

Approx. 57.3 sq. metres (617.3 sq. feet)



**First Floor**

Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

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			
<b>England &amp; Wales</b>		68	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		