

PARK LANE, LEAMINGTON SPA CV33 9HX



A THREE BEDROOM DETACHED FAMILY HOUSE LOCATED IN THE VILLAGE OF HARBURY.

- DETACHED
- VILLAGE LOCATION
 - NO CHAIN
- SPACIOUS DRIVEWAY
- ENTRANCE HALLWAY
 - CLOAKROOM
 - KITCHEN
- OPEN PLAN LOUNGE/DINING AND SECOND RECEPTION ROOM
 - THREE BEDROOMS AND BATHROOM
- GARDEN AND GARAGE

3 BEDROOMS

OFFERS OVER £425,000

****Unexpectedly available due to a fall through in chain 6/6/24****

Hawkesford are delighted to bring to the market this traditional three bedroom detached family home. Located in the forever popular village of Harbury, this property is also being sold with No Chain!!!

The house has a spacious driveway with multiple car space, garage and garden. The ground floor has spacious and free flowing rooms, from a galley kitchen to a lovely open planned living/dining space. A second reception room runs off this space with bi-fold sliding doors.

The first floor benefits from three bedrooms and a spacious family bathroom. There is loft access that has a pull down ladder.

The garden is mostly laid to lawn and has a patio area for seating. The village itself has plenty of local amenities as well as easy access to motorway access points and the fosse.

With the property having no onward chain we fully recommend booking your viewing early.

Front

The property is set back nicely from the road and has a spacious driveway leading to the porch and front door, as well as access to the garage.

Porch 7'7" x 6'5" (2.33 x 1.97)

With light point.

Entrance Hallway 8'6" x 3'6" (2.60 x 1.09)

Providing access to the first floor stairs, kitchen, cloakroom and living area.

Cloakroom 5'10" x 2'9" (1.80 x 0.84)

With light point, WC, sink and radiator.

Kitchen 18'3" x 7'4" (5.58 x 2.25)

Galley kitchen which benefits from a double glazed window to the front aspect and a door leading to the side of the house. Integrated fridge and oven/grill and hobs but further space for all white goods. Plenty of cupboard space, sink and light points.

Open Plan Lounge/Dining 22'8" x 17'10" (6.92 x 5.45)

Sizeable open plan space. The dining area has space for a large dining room table and chairs, with a light point, radiator and double glazed patio doors leading to the rear garden. The lounge area has a radiator, light point and gas fire, with access into the second reception room.

Second Reception Room 14'8" x 9'5" (4.49 x 2.89)

Benefiting from double glazed sliding doors and a double glazed window to the rear aspect. With spotlights to ceiling and radiator.

First Floor

With access to all bedrooms and bathroom, the landing has a double glazed window to the front aspect and loft access. There is an airing cupboard with shelving.

Bedroom One 12'11" x 9'10" (3.95 x 3.00)

With a double glazed window to the rear aspect, built in wardrobes, light point and radiator.

Bedroom Two 11'5" x 11'11" (3.50 x 3.65)

With a double glazed window to the front, built in wardrobes, light point and radiator.

Bedroom Three 8'10" x 7'11" (2.70 x 2.42)

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

Bathroom 10'11" x 5'8" (3.35 x 1.73)

Spacious bathroom with a double glazed window to the side aspect, vanity sink unit, WC, bath with shower attachment and spotlights to the ceiling.

Garden

Lovely private garden mostly laid to lawn but with space for seating and access from both sides.

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.

Tax Band

The Council Tax Band is F.

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.

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



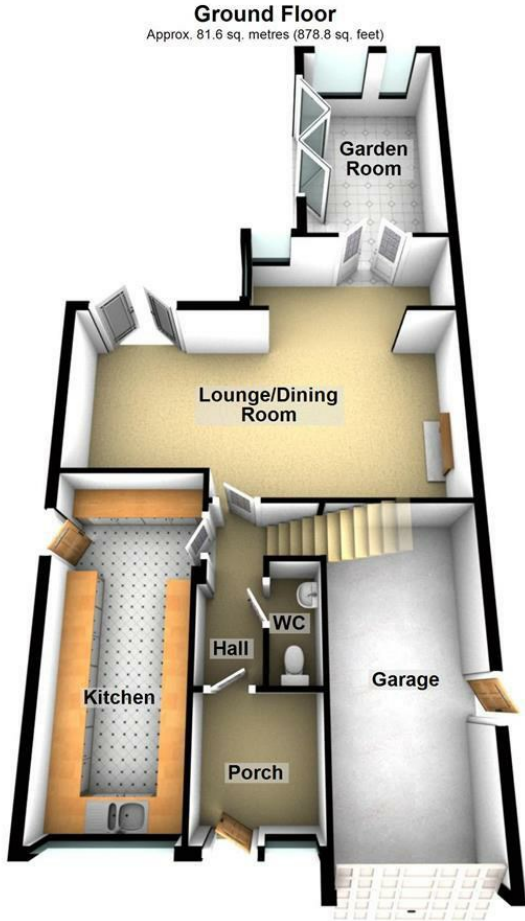












Total area: approx. 127.4 sq. metres (1371.0 sq. feet)

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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