

STONEHOUSE CLOSE, LEAMINGTON SPA CV32 7LP



A SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOUSE OCCUPYING A FAVOURABLE CORNER PLOT.

- NO CHAIN
- VILLAGE LOCATION
- SEMI DETACHED THREE BEDROOMS
 - SPACIOUS DRIVEWAY
 - DOUBLE GARAGE
 - GARDEN
- NEW BATHROOM AND KITCHEN
 - LOUNGE
 - UTILITY AREA

3 BEDROOMS

OFFERS OVER £350,000

Hawkesford are pleased to bring to the market this spacious three bedroom semi detached family house. The property benefits from being located on a corner plot, allowing for a spacious driveway with space for at least three cars. There is also the rare perk of a double garage.

The house is being marketed with no onward chain. The current owners have heavily improved the property since purchase. The kitchen was recently installed in 2020 with Neff appliances, gas fired hob and under floor heating. The family bathroom was also recently revamped a couple of years ago, benefiting from a new bath, shower, sink and WC.

The Vaillant combi-boiler was installed in 2018, a new electric consumer unit in 2022, which has the latest spec and RCD protected. The stairs, first floor landing and third bedroom also have new carpets.

Located in the popular village of Cubbington, the village is popular due to good primary and secondary schools, local amenities and tight knit community.

We would highly recommend a viewing to fully appreciate what is on offer, especially those looking for a spacious family home, occupying a good plot size and with further scope for the future in terms of enhancing the living accommodation STP.

Front

Being on a corner plot the frontage is exceptionally wide and there are two gates giving access into the block paved driveway with parking for a number of vehicles and giving access to the attached double garage. There is a raised flowerbed with mature flowering borders and a step leads up to the front door. Access to the rear elevation is through the utility room.

Entrance Hallway

With a light point to ceiling, radiator and access to the living room and kitchen areas, as well as first floor stairs.

Kitchen/Diner 17'2" x 12'7" (5.25 x 3.85)

Kitchen was redone in 2020 - gas fired hob, Neff appliances. Extractor fan vented outside. Underfloor heating. With a double glazed window to the rear elevation, LED downlights, double glazed window to the front aspect also and a utility room/cloakroom adjacent.

Utility Area 15'1" x 5'7" (4.62 x 1.71)

With two light points to ceiling, single panel radiator, fitted units to comprise stainless steel one and a half bowl single drainer sink with mixer taps over inset into granite effect work surface with tiled splash back, two base units, space and plumbing for automatic washing machine, space for tumble dryer, space for free standing fridge/freezer, double glazed window and door leading out onto rear garden, further part opaque glazed door giving access to front elevation, as well as door leading into the double garage area.

Cloakroom

Having light point to ceiling, opaque glazed window to rear elevation, suite to comprise low level flush WC, wash hand basin with tiled splash back, single panel radiator.

Living Room 17'3" x 12'7" (5.27 x 3.86)

Having coved cornicing to ceiling, uPVC double glazed window to front elevation, two single panel radiators, five wall mounted light points, laminated wooden floor and open fire within marble hearth and surround with matching mantel over, double glazed sliding patio doors giving access onto the rear garden and further full height window to the rear elevation, and there is an under stairs storage cupboard.

First Floor Landing

Having window to rear elevation, central light point and coved cornicing to ceiling, airing cupboard housing the gas fired combination boiler and shelving over

Bedroom One 13'0" x 9'10" (3.97 x 3.00)

Having access to loft void and central light point to ceiling, double glazed window to front elevation, single panel radiator, laminate wooden floor and built in wardrobe and a premium, full width sliding door, built in wardrobe.

Bedroom Two 11'3" x 9'4" (3.45 x 2.85)

Having central light point and coved cornicing to ceiling, uPVC double glazed window to front elevation, single panel radiator and built in storage cupboard

Bedroom Three 9'10" x 7'0" (3.00 x 2.14)

Having light point and coved cornicing to ceiling, uPVC double glazed window to rear elevation, single panel radiator

Family Bathroom 6'6" x 5'2" (2.00 x 1.60)

The bathroom was fully renovated in 2022, re-plastered with new sanitary ware and thermostatic rain showerhead, new lights and extractor fan, heated towel rail, with floor to ceiling tiling.

Garden

The rear garden is well defined with walls to all elevations and is predominantly laid to lawn with mature borders

Double Garage 21'3" x 17'0" (6.5 x 5.2)

Spacious double garage with light points, multiple power outlets and water supply.

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.

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 D

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





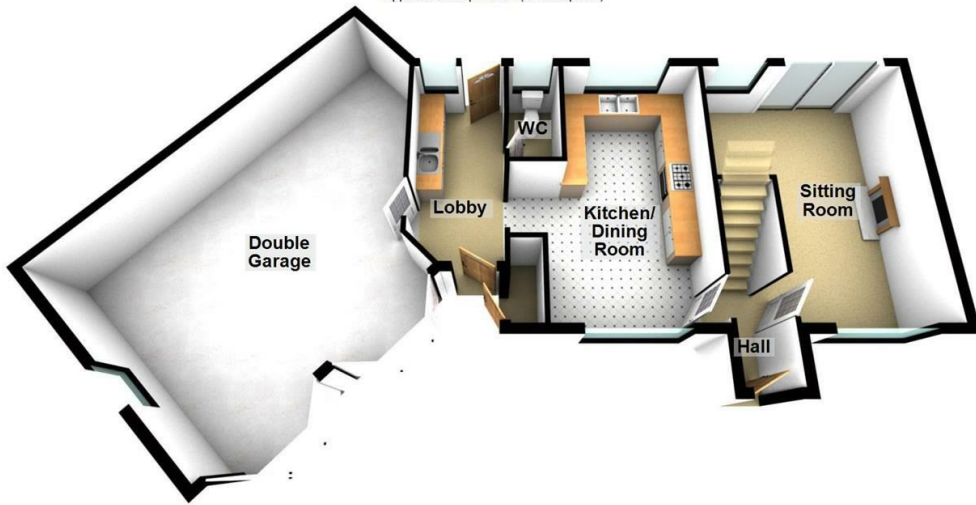




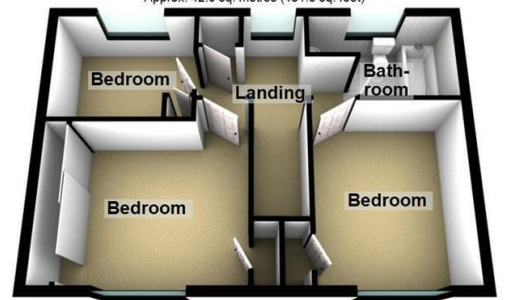




Ground Floor
Approx. 85.3 sq. metres (918.6 sq. feet)



First Floor
Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 127.3 sq. metres (1370.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	