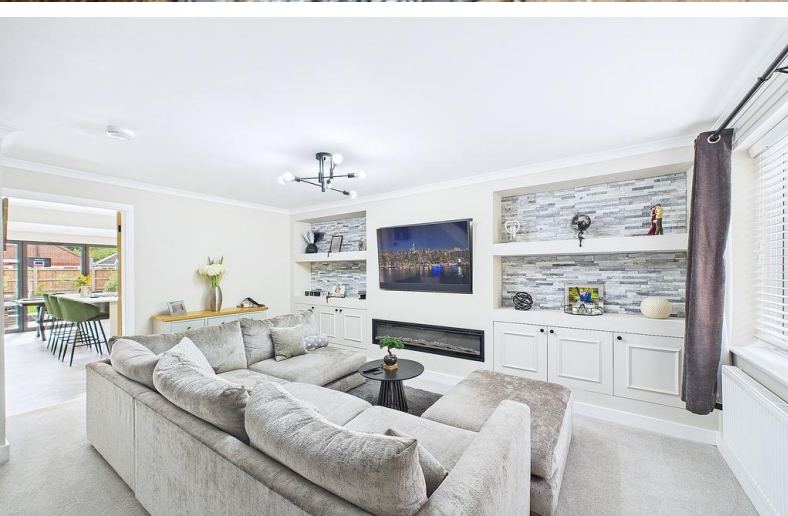


FOR SALE



Gullimans Way, Leamington Spa

3 Bedroom, 2 Bathroom, Detached House

£425,000



- Three bedrooms
- Open plan kitchen dining room
- Downstairs cloakroom
- Extended and renovated throughout
- Primary bedroom with en-suite
- Beautifully landscaped rear garden
- Substantial off road parking

An extended and completely renovated three bedroom detached home, well-planned over two floors maximizing space and functionality. The ground floor offers a fantastic kitchen diner, cloakroom W.C, generous living room and entrance hall. The property comes with three bedrooms, along with en-suite and family bathroom. The property benefits from a landscaped rear garden, off road parking and is tucked away in a quiet cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



When you first step inside, you'll be captivated by the tasteful blend of functionality and style offered by this extended and renovated three bedroom detached residence.

The ground floor's heart resides in its vibrant kitchen dining area with fully equipped kitchen featuring an island with integrated hob perfect for entertaining. This seamlessly flows onto a stunning patio offering a sunny spot in the garden. There is a spacious living room for more cozy gatherings, and also a downstairs cloakroom.

On the first floor you'll find three bedrooms, the primary bedroom benefits from an en-suite shower room and there's a further luxurious bathroom.

Outside there is ample off road parking at the front and spacious access to the side. At the rear there is a fence enclosed garden and patio area.



HALL

4' 1" x 3' 9" (1.24m x 1.14m)

LIVING ROOM

16' 4" x 13' 4" (4.98m x 4.06m)

CLOAKROOM WC

5' 8" x 2' 5" (1.73m x 0.74m)

KITCHEN/DINING ROOM

18' 9" x 14' 4" (5.72m x 4.37m)

LANDING

8' 7" x 3' 2" (2.62m x 0.97m)

BEDROOM

10' 1" x 9' 1" (3.07m x 2.77m)

EN-SUITE

5' 9" x 5' 1" (1.75m x 1.55m)

BEDROOM

9' 2" x 8' 6" (2.79m x 2.59m)

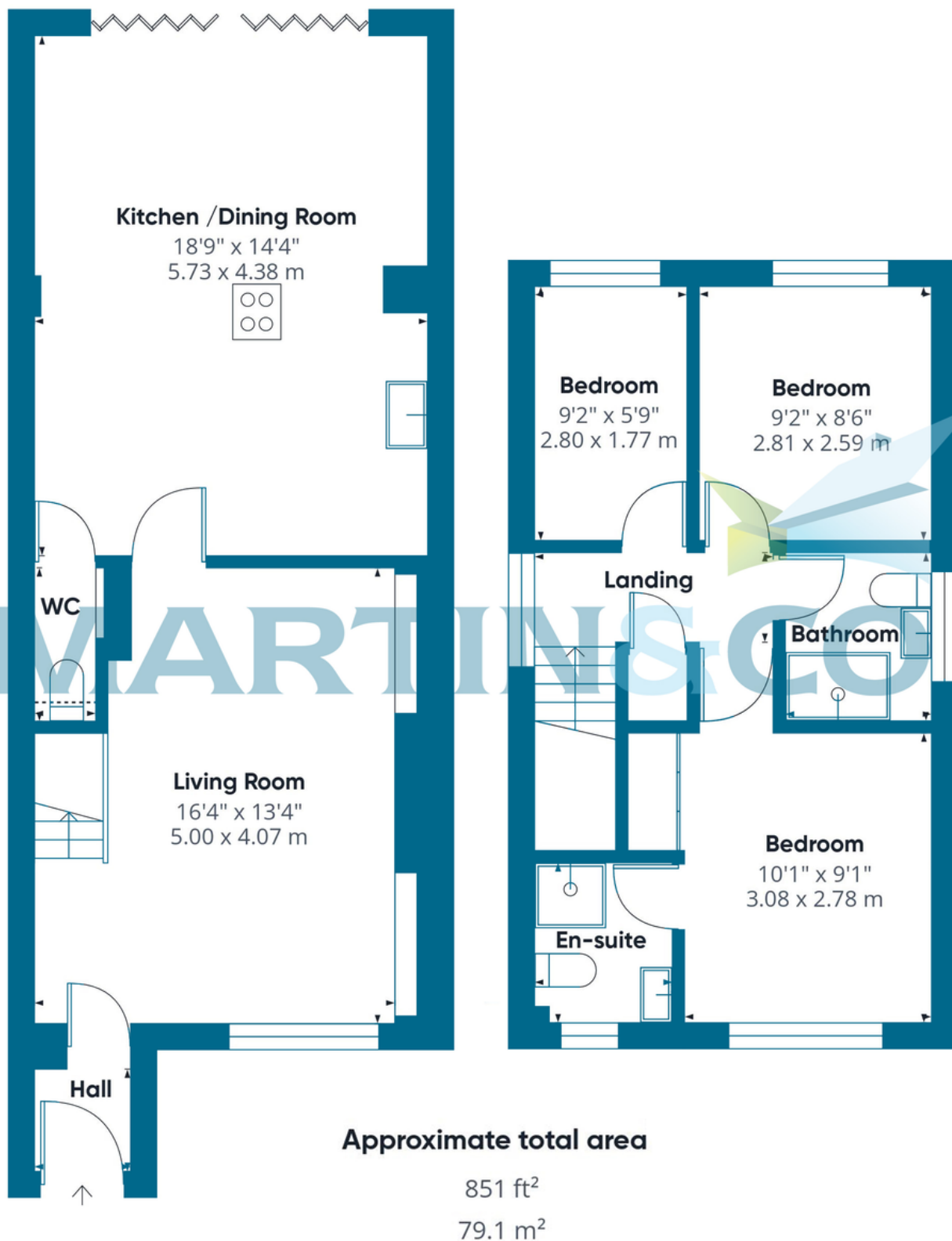
BEDROOM

9' 2" x 5' 9" (2.79m x 1.75m)

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

REAR GARDEN





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.