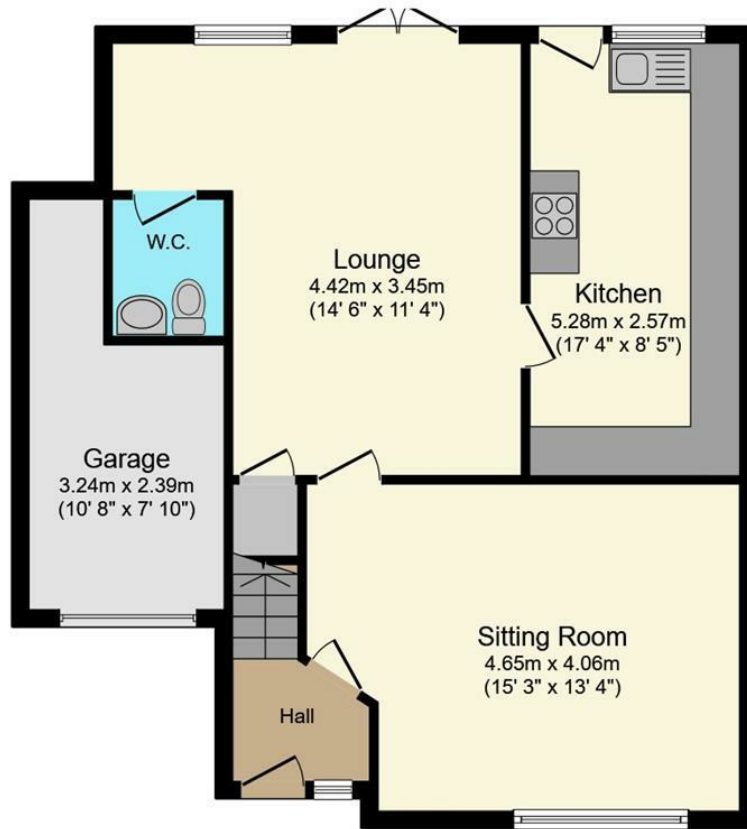


Peter Clarke



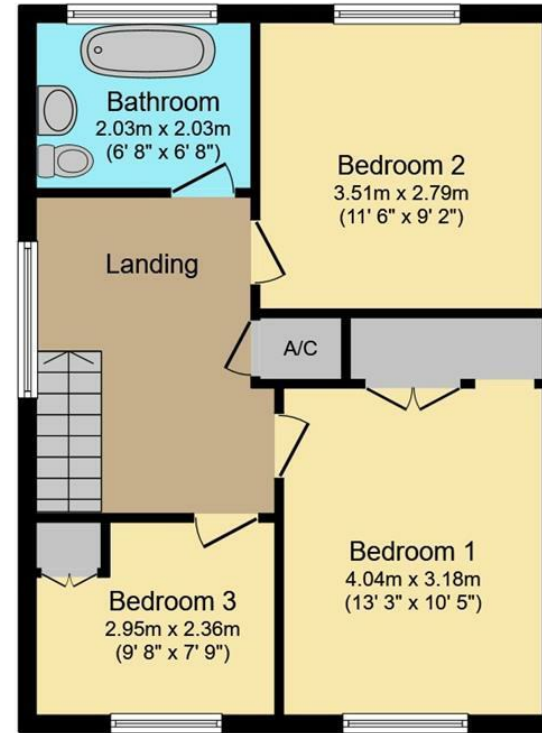
21 Knightley Close, Leamington Spa, CV32 7LB

# 21 Knightley Close, Leamington Spa, CV32 7LB



## Ground Floor

Floor area 72.8 m<sup>2</sup> (783 sq.ft.)



## First Floor

Floor area 52.5 m<sup>2</sup> (565 sq.ft.)

TOTAL: 125.2 m<sup>2</sup> (1,348 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Semi Detached Home
- Three Bedrooms
- Family Bathroom
- Sitting Room
- Extended Living & Dining Room
- Extended Kitchen
- Guest W.C
- Driveway and Garage Store
- Lawned Rear Garden
- EPC TBC



Offers In Excess Of  
£340,000

A spacious, well presented and extended semi detached home located on a quiet cul-de-sac in the popular village of Cubbington. This wonderful family home has well proportioned internal accommodation comprising entrance lobby, sitting room, extended living/dining room, extended modern kitchen and guest W.C. To the first floor are three bedrooms, two of which are generous doubles and a family bathroom. Outside the property offers a large driveway to the front providing ample off road parking for three cars, a single garage store is located to the side with rear access and to the rear is a lawned garden and patio terrace. NO FORWARD CHAIN.

#### Approach

Accessed from Knightley Close via a tarmac driveway leading to the double glazed front door.

#### Lobby

The lobby gives way to the sitting room and has stairs rising to the first floor.

#### Sitting Room

The generous sitting room benefits from a large front facing double glazed window, a centrally mounted feature fireplace and provides ample room for sitting room furniture, with a door leading through to the open plan living/dining room.

#### Living & Dining Room

Accessed from the sitting room this extended and incredibly spacious reception room provides further sitting room space as well as room for dining furniture. With a double glazed window to the rear elevation, further double glazed French doors providing views and access to the lawned rear garden, with additional doors leading to modern Guest W.C and extended Kitchen.

#### Extended Kitchen

A sizeable modern kitchen extended by the current owners and comprising a range of shaker style wall and base mounted units with contrasting worktops over and in inset sink and drainer. Having a freestanding cooker and space and plumbing provided for a freestanding

washing machine, dishwasher and upright fridge freezer. The picture is completed with a rear facing double glazed window overlooking the rear garden with double glazed access door leading out onto the rear patio.

#### Guest W.C

This recently constructed Guest W.C comprises a low level toilet, and wall mounted wash hand basin.

#### To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to all three bedrooms and the family bathroom as well as having a loft access hatch leading to the loft storage area. In addition it benefits from a side facing and obscured, double glazed window.

#### Bedroom One

A well proportioned double bedroom with large front facing double glazed window and benefitting from built in storage wardrobes.

#### Family Bathroom

A beautifully presented white suite comprising freestanding slipper bath, pedestal wash hand basin and low level W.C with an obscured and double glazed window to the rear elevation and having ceramic tiling to the floor and all splashback areas.







#### Bedroom Two

Another well proportioned double bedroom with rear facing double glazed window overlooking the lawned rear garden.

#### Bedroom Three

The third bedroom is a large single room and benefits from a double fronted built in wardrobe and front facing double glazed window.

#### Outside

##### To The Front

To the front of the property is a tarmac driveway enabling off road parking for three cars side by side, this leads up to the attached garage store

##### Garage Store

The useful garage store is access from the drive via an up and over garage door and benefits form power and lighting with rear pedestrian access form the rear terrace.

##### To The Rear

To the rear is a lawned rear garden with paved terrace an ornamental pond, this is fence enclosed on three sides and has rear access from the kitchen and living/dining room.

#### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, gas, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.



CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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