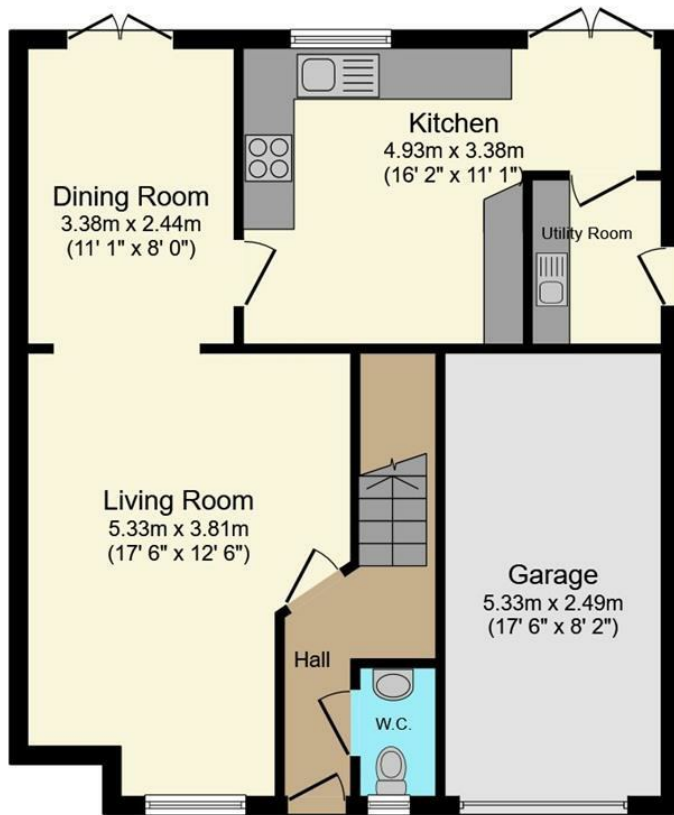




Peter Clarke

8 Lady Grey Avenue, Heathcote, Warwick, CV34 6FH

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## Ground Floor

Floor area 65.1 m<sup>2</sup> (701 sq.ft.)



## First Floor

Floor area 61.6 m<sup>2</sup> (663 sq.ft.)

TOTAL: 126.8 m<sup>2</sup> (1,364 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)



- Four Double Bedroom Detached Home
- Refitted Shower Room & En-Suite To Principle Bedroom
- Generous Living Room & Dining Room
- Modern Kitchen Dining Room
- Utility Room & Guest W.C
- Recently Replaced Windows & External Doors
- Recently Installed Gas Boiler
- Driveway Parking and integrated Garage
- Delightful Gardens To Front & Rear
- EPC Rating C



Offers In Excess Of  
£500,000

A spacious and incredibly well presented four bedroom, detached family home, located in the popular area of Heathcote in Warwick. Situated within easy reach of Leamington & Warwick town centres, local train stations, commuter links and the fantastic local schooling. This well proportioned home has recently modernised interior accommodation comprising entrance hall with guest WC, living room, dining room, dining kitchen and utility. To the first floor are four well proportioned double bedrooms, the principle of which benefits from an ensuite shower room and further recently refitted family shower. Outside the property has a well maintained lawned foregarden, tarmac driveway providing off road parking for two cars and an integrated single garage whilst to the rear is a fence enclosed and well proportioned lawned rear garden with large paved rear dining terrace. Internal viewing is highly recommended.

#### Approach

Accessed from Lady Grey Ave via the tarmac driveway leading upto the recently replaced composite front door.

#### Entrance Hall

The spacious entrance hall has stairs rising from to the first floor landing and provides access to the living room and guest W.C.

#### Guest W.C

Featuring a white suite with low level W.C and pedestal wash hand basin with an obscured window to the front elevation.

#### Living Room

The generous first reception room provides ample room for living room furniture and has a centrally mounted feature fireplace with gas fire, double glazed bay window and open arch leading through to the dining room.

#### Dining Room

A well proportioned second reception room with doorway leading to the adjoining dining kitchen and recently replaced double glazed French doors providing views and access to the rear dining terrace and lawned garden beyond.

#### Kitchen Dining Room

A modern white kitchen comprising a range of

contemporary wall and base mounted units with contrasting work tops over and an inset sink and drainer. Having integrated gas hob, electric oven and extractor fan with space provided for under counter fridge and freezer. In addition the kitchen also allows space for informal dining for up to four guests, with additional double glazed windows and French doors providing lovely views and access to the rear garden and having an internal door leading to the utility.

#### Utility Room

The utility has matching units to the kitchen and has a counter top mounted sink and drainer with space provided for both washing machine and tumble dryer and further newly installed external door leading to the side footpath.

#### To The First Floor

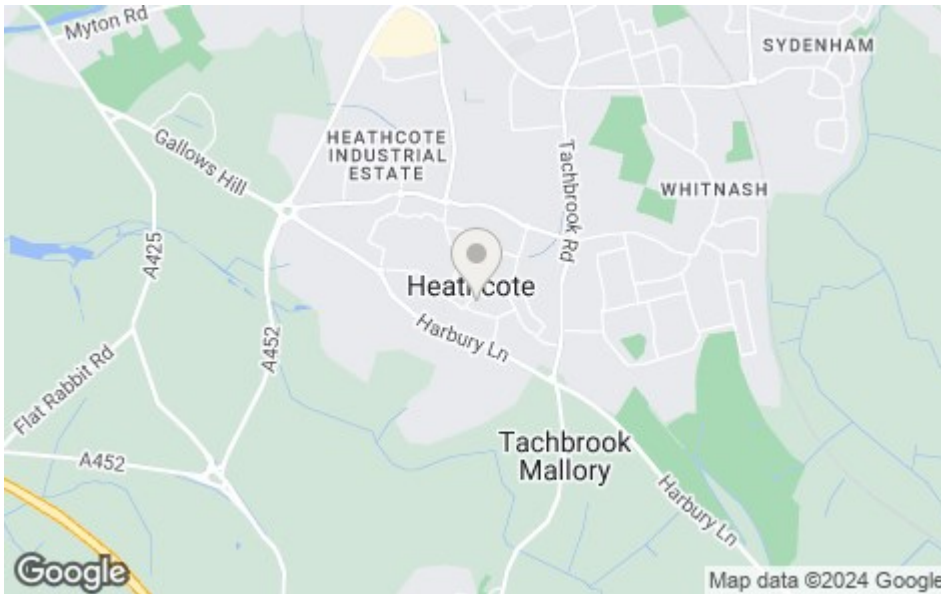
The first floor landing has stairs rising from the entrance hall and gives way to all four bedrooms the family shower room and features a loft access hatch and integrated airing cupboard.

#### Bedroom One

A well sized double room offering a triple, mirror fronted built in wardrobe large double glazed window to the rear of the house, with internal door leading to the en-suite.







#### En-Suite Shower Room

Featuring a three piece white suite with low level W.C, vanity unit mounted wash hand basin and enclosed shower cubicle with glass screen. having a double glazed window to the side elevation.

#### Bedroom Two

Currently housing a king-size bed this large double room also features a generous built in storage wardrobe and double glazed window to side and front elevations.

#### Family Shower Room

This recently refitted family shower room has been done to a beautiful standard and features a low level W.C, vanity unit mounted wash hand basin and walk in shower with fixed glass screen. having stunning tiling to all splashback areas, and an obscured window to the front elevation.

#### Bedroom Three

The third double bedroom is currently being used as a home office, but can easily accommodate a double bed and features a large rear facing double glazed window overlooking the garden.

#### Bedroom Four

The fourth bedroom is also being used as a home office, but can also provide enough room for a double bed, with a built in triple fronted wardrobe and front facing double glazed window.

#### Outside

##### To The Front

The property benefits from driveway parking for two cars, side by side with a well maintained lawned foregarden.

##### Garage

The attached single garage benefits from power and lighting and is accessed from the driveway.

##### To The Rear

A beautifully presented and lawned rear garden with well stocked and tended beds, large dining terrace and benefitting from rear access from the dining room and kitchen dining room.

#### General Information.



**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, 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 E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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