

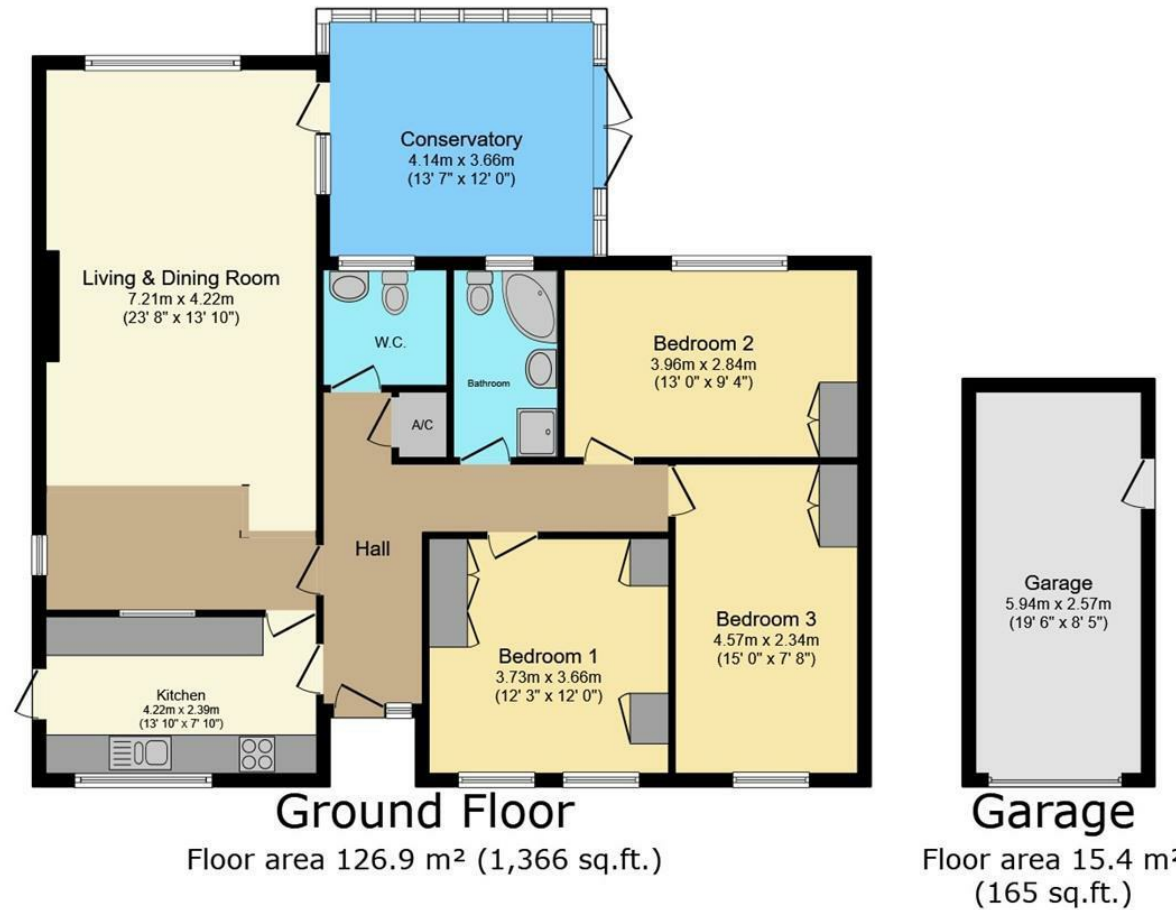
Peter Clarke



5 Whitmore Road, Leamington Spa, CV31 2JG



# 20 Whitmore Road, Whitnash, CV31 2JG



TOTAL: 142.3 m<sup>2</sup> (1,532 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)



- Detached Bungalow
- Three Double Bedrooms
- Family Bathroom With Shower
- Split Level Living & Dining Room
- Modern Fitted Kitchen
- Guest W.C & Utility
- Lawned Gardens To Front & Rear
- Driveway Parking For 3 Plus Cars
- Detached Garage
- EPC Rating TBC



Offers In Excess Of  
£375,000

A spacious, well presented and conveniently located, three double bedroom, detached bungalow situated in the ever popular village of Whitnash, lying within easy reach of the outstanding local schooling, amenities and commuter links. Having generous internal accommodation comprising entrance hall with guest W.C and utility, modern fitted kitchen, open plan split level living and dining room, three well proportioned double bedrooms and a modern family bathroom with shower. Outside the property offers beautifully maintained lawned gardens to both front and rear, side driveway parking for three plus cars and a detached garage. Available with NO FORWARD CHAIN

#### Entrance Hall

The large and welcoming L shaped hallway gives way to all rooms

#### Guest W.C & Utility

Featuring a white suite with low level W.C and pedestal wash hand basin as well as offering space and plumbing for both washing machine and tumble dryer with double glazed and obscured window to the rear elevation.

#### Kitchen

A galley style kitchen comprising a range of wall and base mounted units with contrasting worktops over and having an inset sink and drainer along with a counter top mounted Stoves five ring gas hob with over head extractor, a Stoves electric Double oven and space for a dishwasher and upright fridge freezer. In addition the kitchen also features a useful service hatch to the dining area, a large double glazed window to the front elevation and double glazed side access door opening onto the driveway.

#### Living & Dining Room

The spacious split level reception room offers ample space for formal living and dining furniture and measures in excess of 23' with a side facing hand blown porthole style window and large double glazed window to the rear offering views to the private rear garden. the room is completed with a further side facing double glazed window and door opening into the conservatory.

#### Conservatory

A generous and adaptable conservatory having access from the living room with external French doors opening on the rear patio.

#### Bedroom One

The first of three double bedrooms featuring a range of built in storage furniture and having two front facing double glazed windows looking out to the private lawned foregarden.

#### Bedroom Two

Another well sized double bedroom again benefitting from built in storage and having a rear facing double glazed window over looking the rear garden.

#### Family Bathroom

A spacious and well fitted family bathroom comprising a four piece suite with low level W.C, pedestal wash hand basin, a panelled corner bath and enclosed shower cubicle with glass screen.

#### Bedroom Three

The third and final bedroom is also a capable double room and has built in storage furniture and a large front facing double glazed window looking out to the foregarden.

#### Outside

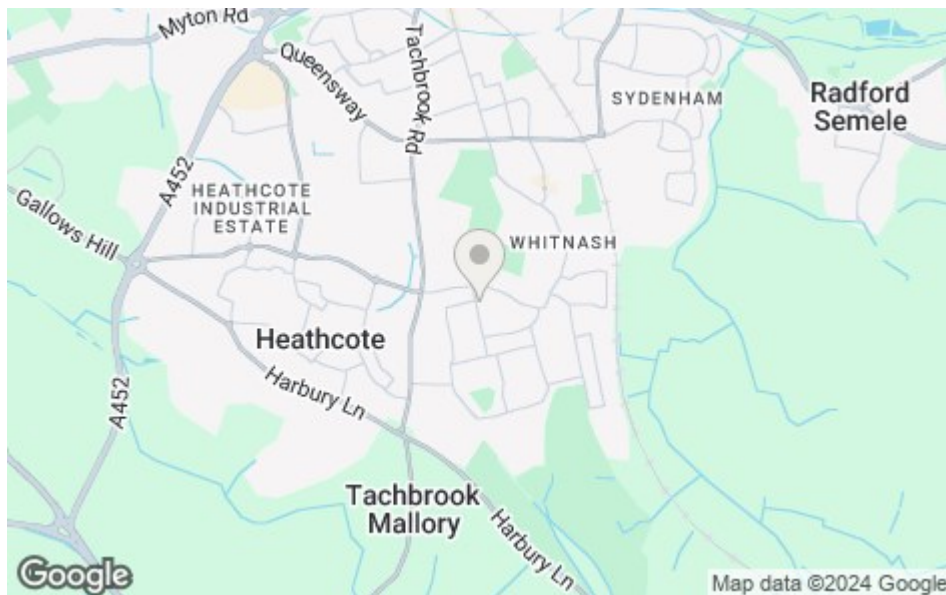












#### To The Front

To the front of the property situated behind a well maintained and manicured front hedgerow is a mature lawned for garden.

#### To The Side

Sitting along side the foregarden is a spacious tarmac driveway enabling off road parking for three plus cars and having wrought iron style double gates enabling secure parking as well as providing access to the rear garden and the detached single garage.

#### Garage

The garage is accessible by car from the driveway via the up and over garage door with further pedestrian access from the rear garden and benefits from both power and lighting.

#### To The Rear

The beautifully maintained and mature rear garden benefits from a private rear aspect and features a paved dining terrace and foot path leading from the driveway and garage and is directly accessible from the conservatory.

#### General Information

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must 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 Agents.

REGULATED BY RICS

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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