



CHURCH LANE, WHITNASH

complete ●●●
SALES & LETTINGS



“A wonderful setting, as if you are in a Village facing a beautiful Church, green area with a red post box and the beauty of the Warwickshire countryside on your doorstep. The bonus benefits of being a few minutes from Leamington town centre!”



A beautifully renovated & extended three-bedroom 1960's detached home facing St Margarets Church in central Whitnash. The property comprises of porch, entrance hall, with under-stairs storage, living room, dining room, breakfast kitchen, ground floor shower room, three bedrooms and a luxury bathroom. There is a low-maintenance rear garden, a double garage utilised as a gym, parking for four vehicles and stone frontage. The owner has exciting plans drawn for a loft conversion and porch- these have not been submitted to the council. These plans also included the concept of having an enclosed front lawned garden for family activities while maintaining a rear sanctuary.



It's in the detail...

Porch

UPVC double glazed sliding entrance door, leading to the porch, with porcelain effect tiled flooring, timber glazed door with matching windows leading to the hallway.

Entrance Hall

With very stylish porcelain stone effect tiles, radiator, carpeted staircase leads to the first floor with under-stairs storage, doors to the living room, kitchen and sitting area. There is also push-fit fitted cupboards.



Living Room

With grey timber effect laminate flooring, beautifully plastered and neutrally decorated. With a radiator, a uPVC double glazed window and a plastered square open fireplace with a large slate hearth.

Kitchen Breakfast & Dining Area

With a continuation of the porcelain stone effect large tiles, an array of down-lighting, uPVC double glazed French doors with matching side windows lead to the rear garden. There's a uPVC double glazed window to the side elevation with an oak shelf, a large radiator and a ceiling light point. The kitchen is a cream-fitted kitchen with brushed chrome handles with timber effect worktops, there is space and plumbing for a washing machine, space for a dryer, space and plumbing for a dishwasher. A large one-and-three-quarter bowl sink with a drainer and brushed satin mixer tap. Space for a large range-style cooker with grey glass splashback and extractor over. There are five windows in the extended kitchen and sitting area- with oak shelves. There are two Velux windows, down-lighting and the continuation of the porcelain stone effect flooring. There was a door through to the rear hallway.



Rear Hallway

The porcelain stone effect tiling continues in this area with steps to the ground floor, shower room and the double garage. There is a frosted uPVC double glazed door, leading to the front parking with matching side window, further uPVC double glazed door with matching side window leads to the garden.

Ground Floor Shower Room

A fully tiled shower with a double width shower, with glass sliding door, rain head thermostatic shower with hand held attachment, toilet, small, handbasin with chrome mixer tap, LED mirror, extractor and a chrome towel radiator.

Double Garage

Electric roller door, uPVC double glazed window, vaulted ceiling with downlights, area for workshop and bike storage, the area has been utilised for the ground floor shower room, there is rubber floor matting and has become a great home gym.

Landing

New carpeted landing, which is newly decorated with timber effect panelling, a uPVC double glazed window to the side elevation and coving. Painted panel doors to the three bedrooms and family bathroom. The loft is partially boarded with a ladder.

Bedroom One

A spacious double bedroom with new carpet, radiator, a large uPVC double glazed window with an oak shelf that has a fantastic full church view. There is a radiator and wardrobes.

Bedroom Two

A spacious double bedroom with new carpet, radiator and a large uPVC double glazed window with an oak shelf.





Bedroom Three

A single bedroom with downlights, radiator, feature painted wall and a uPVC double glazed window with oak shelf with a brilliant view of the church.

Bathroom

Very stylish bathroom with contemporary fixings, such as a p-shaped bath with glass shower screen, mono-bloc mixer tap and rainfall thermostatic shower with handheld attachment. There is a large hand-basin with vanity drawers and chrome mixer tap, an LED mirror cabinet, a toilet, a further fixed cabinet, an electric towel radiator, a fully tiled, down-lighting, and an uPVC double glazed window.

Rear Garden

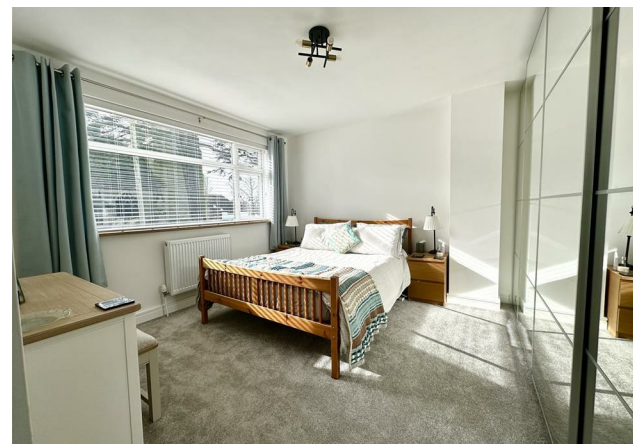
A low-maintenance landscaped garden with a slate patio and raised painted timber decking. There is a brick wall backdrop and a passageway to the front which is gated.

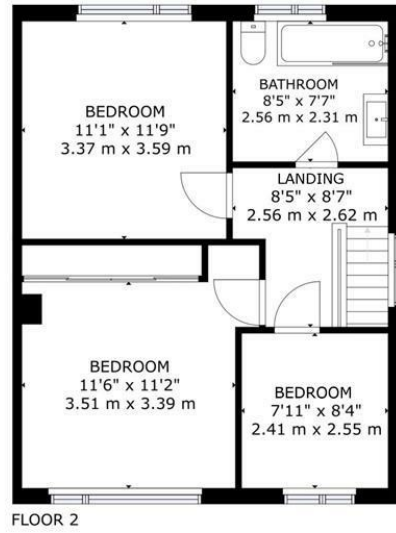
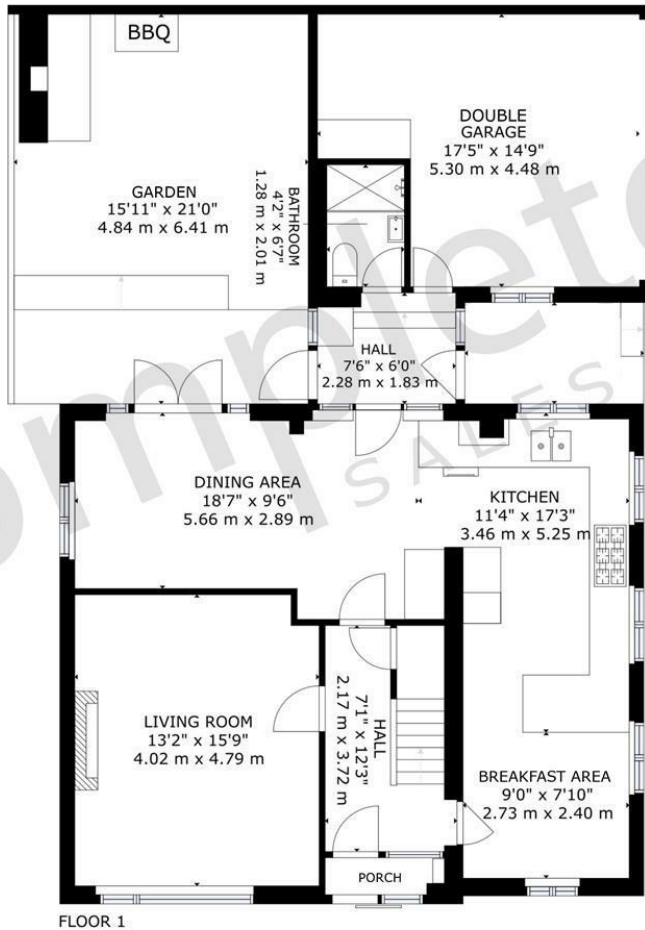
Drive & Front

Tarmac drive for parking two cars, further stoned drive for another two cars- would be great for parking a camper van also. The front garden has been stoned round with a hedgerow and a gate with a pathway leading to the porch- but has scope to create an enclosed garden for family activities.

Location

Located next to the Church and village green in central Whitnash, which is South of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and the train station which has a direct train service to London Marylebone. Whitnash has a variety of local amenities, doctors, dentist, parks and good local schools such as St Margaret's, St Joseph's and Briar Hill and private school catchments through Leamington & Warwick. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks and gardens, it is a very popular place to live.





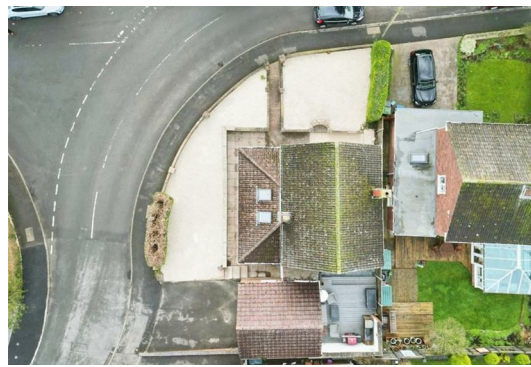
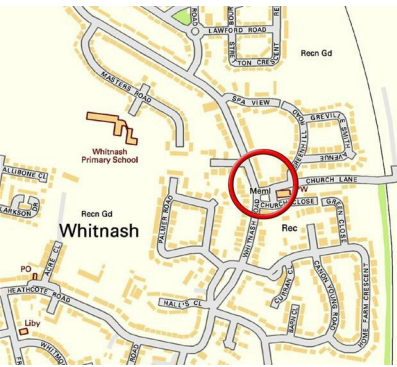
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GROSS INTERNAL AREA
 FLOOR 1: 871 sq.ft, 81 m², FLOOR 2: 522 sq.ft, 49 m²
 EXCLUDED AREA: GARAGE: 224 sq.ft, 21 m², PATIO: 53 sq.ft, 5 m², PORCH: 334 sq.ft, 31 m²
 TOTAL: 1393 sq.ft, 130 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



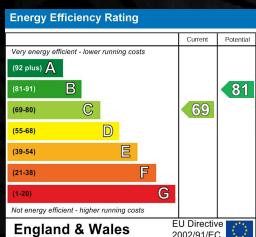


- Extended 1960's Detached
- Two Bathrooms
- Kitchen Breakfast & Open Dining Room
- Drawings For Potential Extensions STPP
- View Of St Margaret's Church
- Three Bedrooms
- Living Room
- Beautiful Porcelain Tiled Floor
- Double Garage & Parking 4 cars
- Stunning Throughout



CHURCH LANE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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