



LOVEDAY DRIVE, OFF NORTHUMBERLAND ROAD

complete ●●●
SALES & LETTINGS





Situated at the end of a cul-de-sac, this substantial detached executive home covers an area in excess of 3100 square feet. Nestled in prestigious North Leamington close to Northumberland Road, this attractive home was built 30 years ago by Berkeley Homes to the 'Wrotham' design, on the select development called Northumberland Park. The property comprises a grand entrance hall, guest WC, study, dining room, living room, conservatory, kitchen/breakfast room, utility room, sitting room, and a wonderful orangery. On the first floor there are five bedrooms, two with en suite bathrooms and a family bathroom. An established garden wraps around the home facing South and West with a stately oak tree in one corner. The owner chose this plot off-plan due to the quiet location, long driveway for parking several vehicles and backing onto allotments.



Its in the detail...

Entrance Hall

The painted timber entrance door leads into the hallway, which has timber flooring, detailed coving, dado-rail, ceiling roses, staircase leads to the first floor with storage below. There are two storage cupboards, doors to the study, guest WC, dining room, living room, and breakfast kitchen.

Guest WC

Study

Living Room

Very large space with timber double glazed window to the front, sliding double glazed doors through to the conservatory, wood flooring, wall lights, ceiling roses, detail coving, large brick inglenook fireplace with large timber mantle and a living gas flame log effect fire. Two radiators.

Conservatory

A wonderful space to sit and enjoy the garden with beautiful views. There is underfloor heating, a glass reflective roof, uPVC double glazed with top quarter opening windows and there are French doors to the garden. The flooring is tiled.

Dining Room

The dining room is designed for large families, entertaining with space for a huge table, dresser and display cabinets. There is a lovely timber double glazed bay window enjoying views of the garden. Ceiling rose, detailed coving and a radiator.

Breakfast Kitchen

A timber kitchen, with white worktops, fitted dishwasher, fitted undercounter, fridge, double oven, fitted microwave, fitted freezer, electric hob and extractor hood. As a one and a one-and-a-half bowl sink with an antique-style brass mixer tap. Timber double glazed window, looking into the garden, timber French doors to the garden, glazed internal doors to the utility and the sitting room.

Utility

With a continuation of the tiled flooring, storage cupboards with white worktop, sink, space and plumbing for two washing machines and space for a dryer. There is a radiator and a half glazed timber door to the garden.

Sitting Room

Fitted with laminate flooring, feature wallpaper on feature wall, wall lights, coving, radiator, and large uPVC double glazed French doors to the garden. As an internal glazed door through to the orangery.

Orangery

A brick-built Orangery with a huge reflective glass roof, uPVC double glazed windows and UPVC double glazed French doors leading to the garden patio. Two ceiling lights, electrical sockets and an array of perimeter downlights. There's a door through to the double garage.

Landing

Gallery landing with varnished, timber balustrade, timber double glazed window over the stairs, coving, ceiling rose, dado-rail, large loft hatch with ladder to the boarded loft. There is a large airing cupboard with a hot water tank, doors to the five bedrooms and the family bathroom.

Main Bedroom

Large suite which has coving, two ceiling light points, two timber double glazed windows to the front and the room offers ample space for wardrobes and drawers. There's an arch through to the dressing area with two double fitted wardrobes, a radiator and a timber double glazed window. Door to en-suite.

En-Suite

Fittings include a bath, a pedestal hand wash basin, a toilet, a double radiator and a glass door shower enclosure with a thermostatic shower. Down-lights, extractor, double radiator and timber double glazed window. An electric shaver point and the bathroom is half tiled.

Bedroom Two

Spacious double bedroom with coving, two ceiling light points, two sets of timber double wardrobes, timber double glazed window with a view of the allotments. A door to the en-suite.

En-Suite

Fitted with a bath, a glass shower screen and thermostatic overhead shower. A hand-wash basin, toilet, radiator, half tiled, electric shaver point, down-lights, extractor and a timber double glazed window.

Bedroom Three

A double bedroom with fitted double wardrobe, coving, radiator, and a timber double glazed window with views over the allotments.

Bedroom Four

A double bedroom with fitted double wardrobe, coving, radiator, and a timber double glazed window.

Bedroom Five

A good size single bedroom with a radiator, coving and a timber double glazed window with views over the allotments.





Family Bathroom

Four piece bathroom comprises a bath, toilet, pedestal hand-wash basin, glass door shower enclosure with thermostatic shower, radiator, electric shaver point, down-lights, extractor and timber double glazed window. The bathroom is half tiled.

Double Garage

The double garage has power, lighting and up-and-over metal doors. One half has been utilised as a large storage and hobby room. There's a Glowworm gas wall-mounted boiler and sliding timber door through to the other half of the garage which has eaves storage.

Gardens

A large landscaped rear garden predominantly laid to a West facing lawn. There is a large South facing patio with gate and a path that lead to the front of the property with four storage /utility sheds. There is an ancient oak tree in the corner of the garden and timber fencing with a gate through to the allotments at the rear. The home owner currently rents a double plot on the allotment. There are zones of bedding, which have mature flowers, planting and bushes. There is a summer house with power & lighting and a further patio with steps up to the lawn. There are outdoor electricity sockets, lighting and hot & cold water taps.

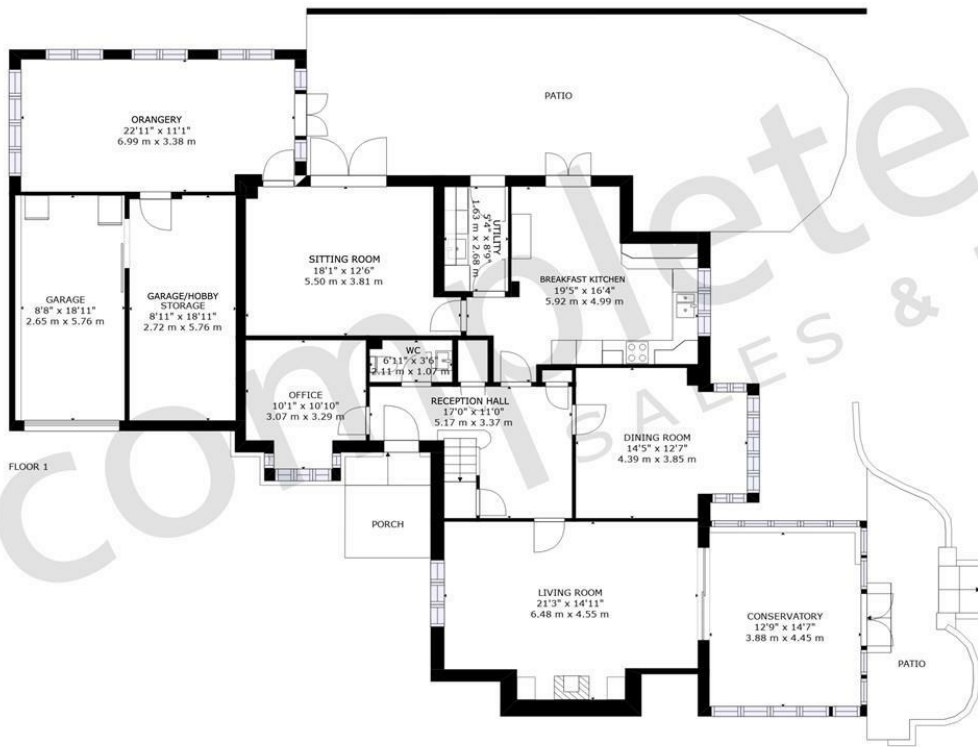
Front & Parking

Long block paved drive and planting.

Location

Set back at the foot of a cul-de-sac on a corner plot, amongst stunning individual detached properties along this peaceful drive. These homes are very popular and rare to find especially with a mature Westerly-facing garden. North Leamington proves very popular and this road is seen as one of the most desirable, with cul-de-sacs around Northumberland Road being the sought after 'place-to-be'. Access to the local town is convenient with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a 20 minute walk from this property. School catchments for this property are second to none falling within many private and state schools.





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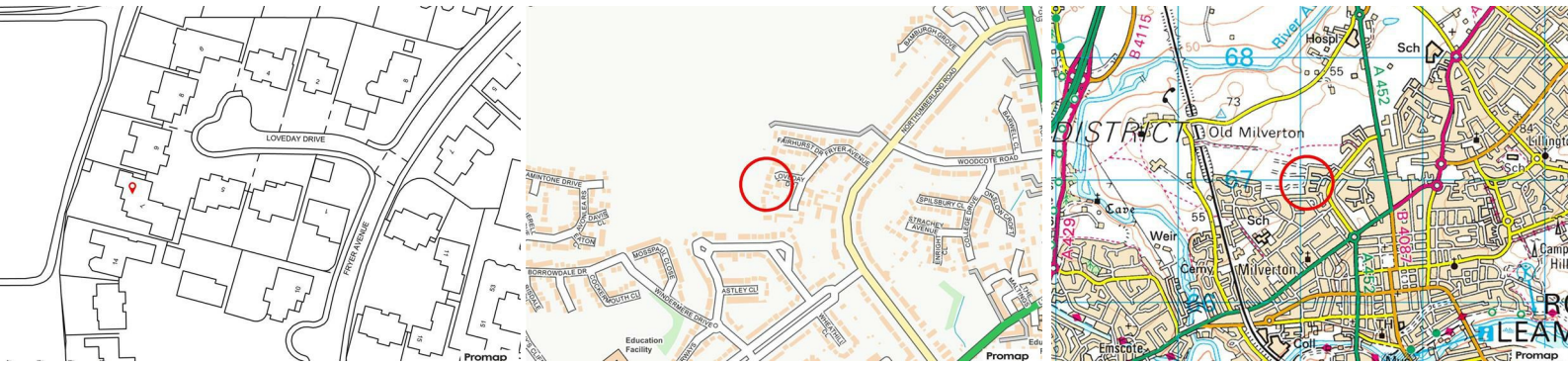
TOTAL: 2842 sq. ft, 264 m2
FLOOR 1: 1721 sq. ft, 160 m2, FLOOR 2: 1121 sq. ft, 104 m2
EXCLUDED AREAS: PATIO: 806 sq. ft, 75 m2, PORCH: 44 sq. ft, 4 m2, GARAGE: 174 sq. ft, 16 m2, STORAGE: 167 sq. ft, 16 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



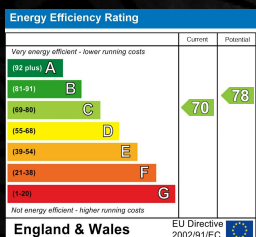


- Prestigious North Leamington
- Five Bedrooms & Three Bathrooms
- Mature Gardens
- Conservatory, Utility & Guest WC
- Backs Onto Allotments
- A substantial 3100+ Sqft Detached
- Four Reception Rooms
- Beautiful Orangery
- Double Garage & Long Drive
- Close To Northumberland Road



LOVEDAY DRIVE, LEAMINGTON SPA

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



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