



LANDOR ROAD, WHITNASH

complete ●●●
SALES & LETTINGS





A very stylish extended detached home on a sought-after road in Whitnash, a suburb to the South of Leamington. The home comprises an entrance hall, living room and an open-plan-feel extended kitchen diner with a centre Island and bi-folding doors. On the first floor are three good size bedrooms, an en-suite and a shower room. There is a large drive for parking around five cars, a garage and a good-sized front and rear garden. The location is popular with the local Schools and great if you need the M40, Jaguar Land Rover or the Leamington train station. Offered no chain.

Its in the detail...



Hallway

Modern composite entrance door with two leaded windows, matching full height, a uPVC double glazed window on either side. Good size entrance hall, with vinyl flooring, radiator and stairs leads to the first floor with storage underneath. Feature wallpaper and a door to the living room.



Living Room

A nice space with a large uPVC double glazed window to the front, a wallpapered chimney breast, with a modern contemporary gas fire. There is a radiator, brushed chrome sockets and a large opening through to the kitchen diner.

Extended Kitchen Diner

Fitted with wood effect tiled flooring, three Velux windows, bi-folding aluminum double glazed doors and matching windows to the garden. The kitchen is fitted with white modern units with brushed chrome handles including varnished, solid timber worktops. There is a double ceramic sink with a surface-mounted mixer tap, fitted oven, four-ring electrical hob and an extractor. There is brick tiled splashback, a fitted dishwasher, space and plumbing for a washing machine and a fitted fridge freezer.



Landing

Carpet landing with a uPVC double glazed window, doors to the three bedrooms and bathroom. A door to an airing cupboard with shelving and there is a loft hatch to the boarded loft which has a ladder and the gas combination boiler.

Bedroom One

A double bedroom, which has a radiator and a uPVC double glazed window overlooking the rear garden. Double doors to the re-fitted en-suite.

En-Suite

Glass door shower enclosure with rain-fall style thermostatic shower. Small handbasin with monochrome mixer tap and a toilet. There is a uPVC double glazed window, downlights, extractor and modern tiling to walls and floor.



Bedroom Two

A double bedroom, which has a radiator and a uPVC double glazed window overlooking the front.

Bedroom Three

A single bedroom with a uPVC double glazed window and radiator.

Shower Room



A tiled shower room with a glass shower cubicle with mains thermostatic shower, a pedestal hand-wash basin with chrome mixer tap, toilet, white towel radiator, extractor, electric shaver point and a uPVC double glazed window.

Rear Garden

A large area, patio, and contoured lawns with retained brick bedding. Hardstanding possibly for a shed and also a retained veggie garden.

Garage

Single brick-built garage with power and up-and-over door.

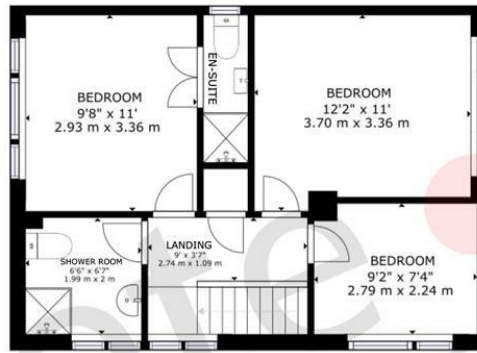
Front & Drive

Concrete drive for parking 5 cars, an area of lawn and a small height brick wall.

Location

The home is situated within Whitnash, just South of Leamington Spa. This family home sits close to an abundance of local amenities including; The Leamington Golf course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, post office, pub houses, medical centre, churches and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a





GROSS INTERNAL AREA

FLOOR 1: 588 sq ft, 54.63 m², FLOOR 2: 470 sq ft, 43.66 m²
EXCLUDED AREAS; GARAGE: 155 sq ft, 14.38 m², PATIO: 2613 sq ft, 242.79 m²
TOTAL: 1058 sq ft, 98.29 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.



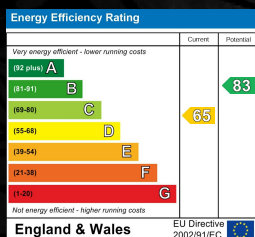


- 1970's Detached
- Bi-Folds To Garden
- Living Room
- Garden Front & Rear
- 5 Car Drive
- Extended Kitchen Diner
- Three Good Size Bedrooms
- En-Suite & Family Shower Room
- Garage
- No Chain



LANDOR ROAD, LEAMINGTON SPA

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



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