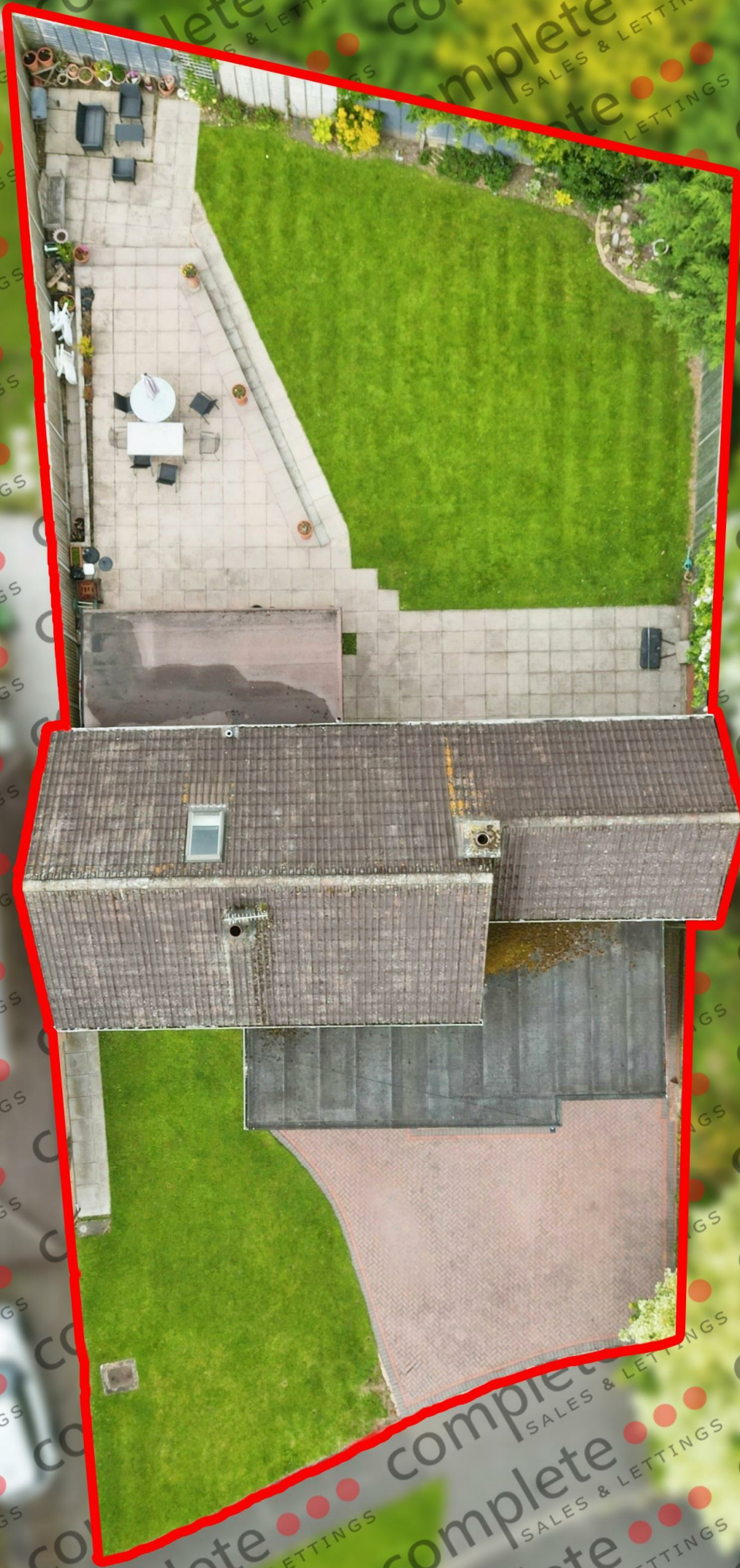




THE FAIRWAYS,

complete ●●●  
SALES & LETTINGS





A mature 1964 extended detached in the very prestigious North Leamington. The spacious 2,064 Sqft home has the potential for further improvement and development.- subject to planning permission. The property comprises a large entrance hallway, guest WC, living room, dining room, kitchen diner, sitting room, utility, four double bedrooms and two bathrooms. There is a single garage with off-road parking and a good-sized west-facing garden. Offered no onward chain.

It's in the details...

#### Hallway

UPVC door leads into the large entrance hall, which has an aluminium double glazed half bay window to the front, stairs leading to the first floor with underneath storage cupboard, cloak storage, further large storage cupboard doors to the sitting room, living room and kitchen diner.

#### Guest WC

Laminate flooring, vanity cupboards and drawers with worktop and ceramic sink with mixer tap. There is a radiator, half-tiled walls, a toilet, a fixed mirror and a high-level aluminium window.

#### Sitting Room

With timber flooring, an aluminium double glazed window to the front, a radiator and a cupboard with electric and gas meters.

#### Living Room

Very spacious living room with coving, two ceiling light points, a large aluminium double glazed window to the front, central gas fireplace with timber surround and fitted alcove cabinets and shelving. There are two large archways to the dining area.

#### Dining Room

With two large aluminium double glazed windows enjoying the garden view, two long radiators, coving, a ceiling light point and large aluminium sliding double glazed doors to the garden.

#### Kitchen Diner

Timber effect kitchen with satin handles which includes a Corrian style worktop with one and a half bowl stainless steel sink, with mixer tap and drainer. There is space for a large range-style gas cooker, fitted dishwasher, pull-out drawers, fitted microwave, plate warming drawer, Large pullout racking and housing for an upright fridge freezer. There is tiled effect luxury vinyl flooring, two large aluminium double glazed windows over the garden down-lights and a door through to the utility.

#### Utility

A tiled floor, white cupboards with dark worktops and a single bowl sink. There is space and plumbing for a washing machine, space for another upright fridge, gas boiler, aluminium double glazed door leading to the garden with a matching side window. Strip light.

#### Landing

Carpeted landing radiator, doors to three bedrooms and door to the main bedroom suite. A large loft hatch with a ladder to the boarded loft which has a Velux window.

#### Bedroom One

Large double bed with two walls of fitted wardrobes, two aluminium double glazed windows to the rear overlooking the garden and a long high-level aluminium double glazed window to the front. Door to en-suite.

#### En-Suite

Fitted range of vanity storage and there is a sink with mixer tap, concealed waste toilet, chrome towel radiator, down-lights, extractor, a Jacuzzi bath that has a bi-folding glass



shower screen and mains thermostatic shower over.  
Luxury vinyl tiled flooring and an aluminium glazed window to the rear.

#### Bedroom Two

A double bedroom with fitted wardrobes and storage cupboard, a large radiator and an aluminium double glazed window to the front.

#### Bedroom Three

Bedroom with a large aluminium double glazed window to the front elevation, a large radiator and a storage cupboard.

#### Bedroom Four

Double bed with fitted wardrobes, large radiator and large aluminium double glazed window overlooking a big garden.

#### Bathroom

White suite comprising: a deep bath with chrome mixer tap, bi-folding shower screen and thermostatic shower over. There is a vanity unit with a worktop, a large sink with a mixer tap and a concealed waste toilet. Fitted mirror cupboard, an electric shaver point, tiled walls, a chrome towel radiator and an aluminium double glazed window to the rear.

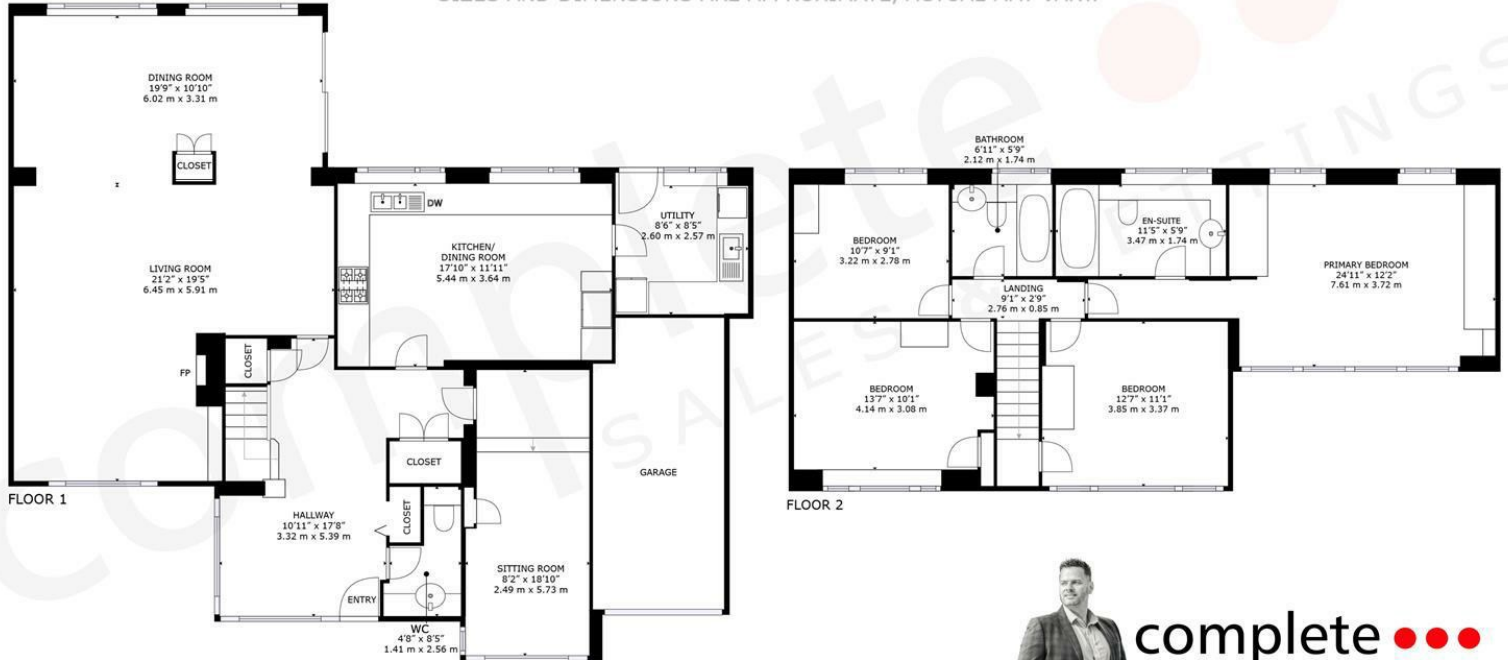
#### Rear Garden

A good sized garden laid to lawn there is a large patio/ terrace and step down to a further patio to the rear. The garden is enclosed with timber fencing.

Location- Set back in a cul-de-sac on a corner plot, amongst stunning individual detached properties along this peaceful drive. These homes are mature, trendy and rare, especially



GROSS INTERNAL AREA  
 FLOOR 1: 1,241 sq. ft, 115 m<sup>2</sup>, FLOOR 2: 823 sq. ft, 76 m<sup>2</sup>  
 TOTAL: 2,064 sq. ft, 191 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 The Leamington Property Expert



with a 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 & Beverley 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 in many private and state schools.



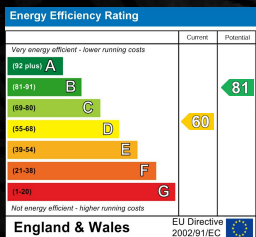


- A 1964 Extended Detached
- Two Bathrooms
- Living Room & Dining Room
- Utility & Guest WC
- Garage & parking
- Four Double Bedrooms
- Large Square Entrance Hall
- Kitchen Diner & Sitting Room
- West Facing Garden
- No Chain ( Awaiting Probate )



## THE FAIRWAYS, LEAMINGTON SPA

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



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