



LOVEDAY DRIVE, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS

RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY





An exceptional opportunity to acquire a spacious 1800sqft detached four-bedroom bungalow in the prestigious North Leamington Spa area. Nestled in a peaceful cul-de-sac backing onto tranquil allotments, this property is located close to the desirable Northumberland Road and was built in 1997 by builders Berkeley Homes. Such a sought-after location rarely offers bungalows! While the property requires some modernisation, it features an entrance hall, living room, dining room, breakfast kitchen, four bedrooms, a walk-in wardrobe, an en-suite, a bathroom, a double garage, and off-road parking for multiple cars. Offered with no chain, this is an exceptional find!



It's in the details...

Entrance Hall

The timber entrance door leads into the hallway, which has three ceiling roses, detailed coving, a storage cupboard and a large airing cupboard. There are doors to the four bedrooms and bathroom. Glazed door through the kitchen and internal glazed French doors through to the living room.

Living Room

A spacious living room with timber double glazed & leaded box window to the front elevation and a further timber double glazed leaded window. An electric fireplace, two ceiling roses, two radiators, wall lights and detail coving to the ceiling. Internal glazed French doors to the dining room.

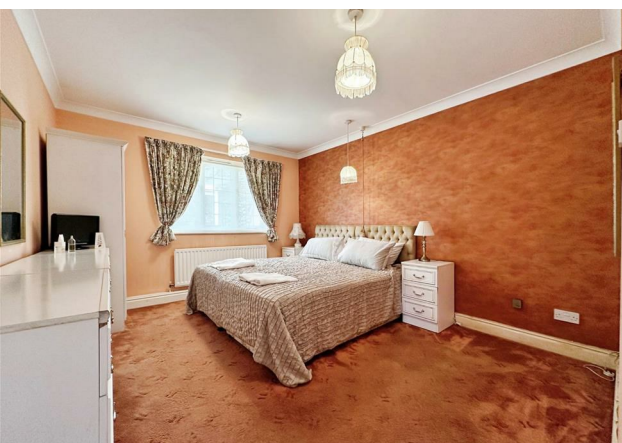


Dining Room

A good-sized square room with a ceiling rose, detailed coving, a radiator, wall lights, door to the kitchen and sliding patio doors to the garden.

Breakfast kitchen

With the original timber kitchen, tiled worktops, which include a one-and-a-half bowl sink with a mixer tap and drainer. Four-ring gas hob, extractor over, fitted microwave, a fitted double oven, space and plumbing for a washing machine, space and plumbing for a dishwasher. There is coving, downlighting, timber and glazed door to the garden and a timber double glazed leaded window overlooking the garden.



Bedroom One

Very spacious main bedroom with feature wallpaper wall, coving, three light points, large walk-in wardrobe with shelving and hanging space and door two en-suite

En-Suite

Fitted with a corner bath with a mixer tap and handheld shower attachment, a pedestal hand wash base and mixer tap, a toilet, a radiator, tiled splashback and a timber double glazed window. There are down-lights and an extractor.

Bedroom Two

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



Bedroom Three

Coving and timber double glazed leaded window to the front.

Bedroom Four

Coving and timber double glazed leaded window.

Bathroom

A four-piece bathroom with the original suite comprising: a toilet, a sink, a bath, a shower with mains thermostatic shower, down-lights, an extractor, coving, a radiator, an electric shaver point, tiled splashback and a timber double glazed



leaded window.

Rear & Side Garden

Two areas of patio both with canopies, a small shed down one side, and the garden is laid to lawn with two levels. There is perimeter timber fencing and a variety of small trees plants and bushes. Behind the rear fence is around 4-5 feet of extra garden. There is a further patio and path that goes to the pedestrian garage door and gate to the drive. There is another patio which has a shed and a number of small trees and another lawn.

Front & Drive

An attractive frontage with lawn and block paved drive.

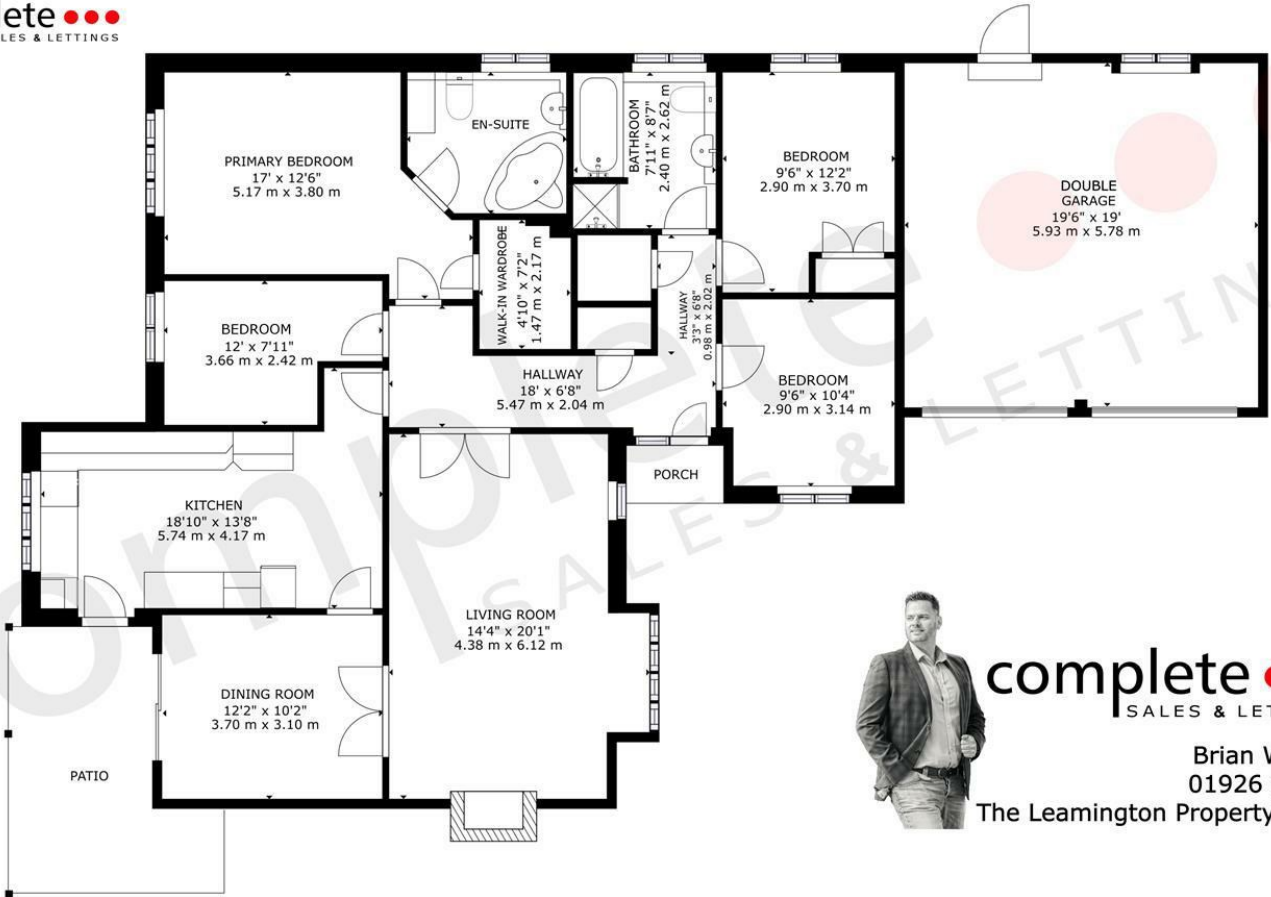
Double Garage

Eaves storage, two up-and-over doors, a window and a door to the garden. There is power and lighting.

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





complete **•••**
SALES & LETTINGS

Brian Williams
01926 887723
The Leamington Property Expert

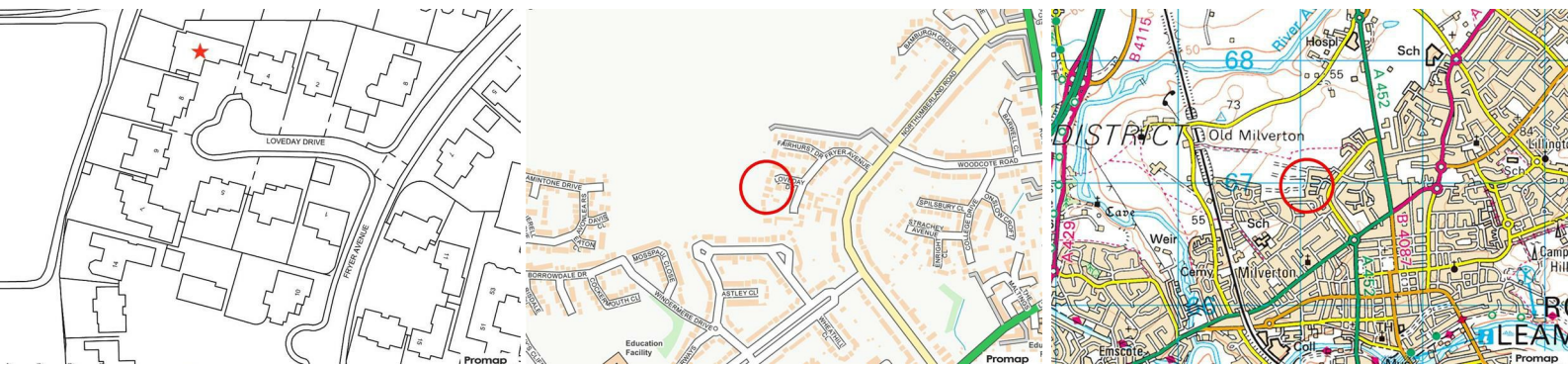
GROSS INTERNAL AREA
FLOOR 1: 1429 sq ft, 132.75 m²
EXCLUDED AREAS; GARAGE: 369 sq ft, 34.25 m², PATIO: 136 sq ft, 12.62 m², PORCH: 20 sq ft, 1.84 m²
TOTAL: 1429 sq ft, 132.75 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



- Detached Bungalow
- Four Bedrooms
- Large Living Room
- West Facing Garden
- Close To Northumberland Road
- Built In 1997
- Two Bathrooms
- Dining Room & Dining Kitchen
- Peaceful Cul-De-Sac
- No Chain



LOVEDAY DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	80

EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS