



DE LEETH ROAD, BISHOPS TACHBROOK

complete ●●●
SALES & LETTINGS





A stylish detached home built by premier builders Taylor Wimpey in 2019 this to the Lanford design in the development of Meadowsweet Farm next to the Bishops Tachbrook country park. The family home comprises of entrance hall, guest WC, living room, kitchen diner, utility three well-proportioned bedrooms, ensuite and family bathroom. The property benefits from a front and rear landscaped garden, off-road parking for two cars and a detached garage with electric vehicle charging point. This property is well located just south of Leamington spa great for JLR, M40 and to get into Leamington or Warwick train station. Very well located for the new Oakley secondary school which is a 10-minute walk.



It's in the details...

Entrance Hall

A modern composite entrance door leads into the spacious hallway, which is well decorated, has a carpeted staircase with painted balustrade leading to the first floor with open storage below. Painted doors through to the storage cupboard and guest WC. Internal glazed doors to the kitchen diner and living room to provide extra light into these spacious rooms.

Guest WC

This has been refitted by the current owners in the past 3 months to include a floating concealed waste WC, with chrome flush pushbutton, downlights and extractor. There is stylish tiling to the floors and walls.



Living Room

Very neutral and well newly decorated living room, with a large uPVC double glazed window to the front elevation and there is a radiator.

Kitchen Diner

Fitted with stylish white units, with chrome handles and a white quartz worktop which has a one and a half bowl stainless steel sink with engraved drainer and surface mounted Franke mixer tap and a uPVC double glazed window over. There is a fitted dishwasher, a double oven, four ring induction hob with glass splash-back and extractor over. There is a fitted fridge freezer and kickboard LED lighting. The flooring has grey tiling and there is a door to the utility double glazed doors to the garden.

Utility

A continuation of the grey tiling, white units with chrome handles and quartz worktop. There is shelving, downlights and an extractor.



Landing

Carpeted landing that has a radiator, loft hatch and doors to the three bedrooms and family bathroom.

Bedroom One

Very spacious full width main bedroom which has two uPVC double glazed windows to the front allowing extra light to filter through to large bedroom, fitted wardrobes & drawers, two radiators and a door through to the en-suite.

En-Suite

Fitted with a bolding glass or shower enclosure with electric shower, pedestal hand wash base with chrome mixer up, a toilet, canteen to effect flooring and splashback tiling. Round LED mirror, and extractor, radiator and downlights.



Bedroom Two

A double bedroom that has a uPVC double glazed window overlooking the garden and onto Tachbrook country park. Fitted wardrobes and a radiator.

Bedroom Three

A good size 3rd bedroom which has a recess which would be great for fitted wardrobes, there is a radiator and a uPVC double glazed window overlooking the rear garden.



Bathroom

Fitted with a white suite comprising of a bath with glass shower screen and mains rainfall thermostatic shower of handheld attachment. There is a pedestal hand wash basin with chrome mixer tap, a toilet, crown tower radiator, a large LED mirror, an extractor, down-lights and tiled splashback. Tiled effect Karndean flooring.

Garage

With an up-and-over door, eaves storage, electrics, a light and EV charging point.

Rear Garden

Which has been landscaped by the current owners with a large area of patio, steps to a further area of patio which houses a luxury 5 seater Hot Tub. There is a lawn, perimeter fencing and timber sleeper raised bedding towards the back. There is outdoor electrics, lighting, a tap and private gate to the driveway.

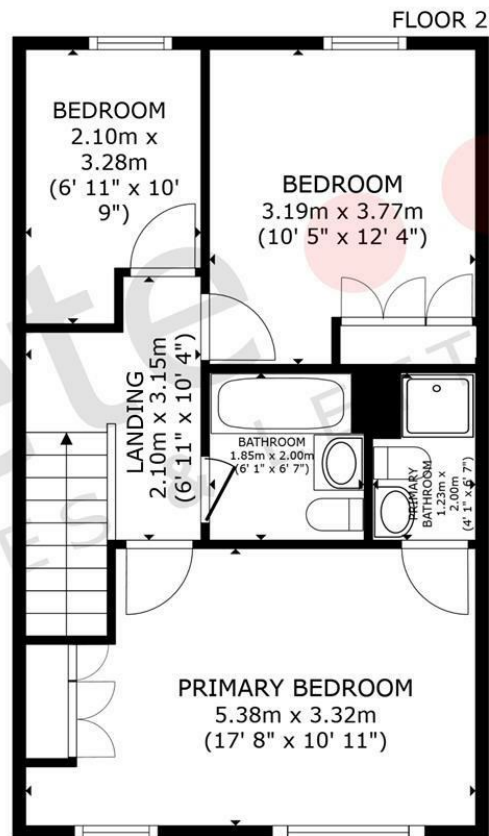
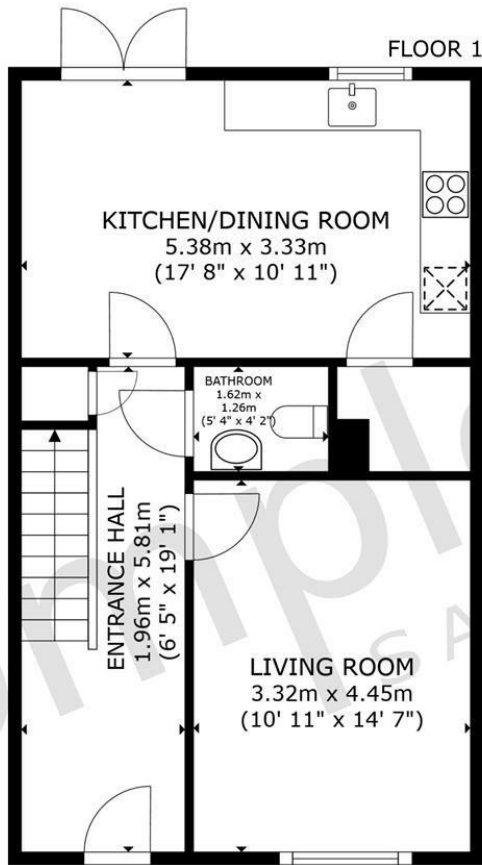
Front Garden & Drive

Landscape front garden later lawn with freshly planted hedgerow, a large stoned area, with tiled walkway to the front door that has a canopy. Tarmac drive for two cars and pathway leads to the gate to the garden.

Location

Meadowsweet Farm is a Taylor Wimpy development located off Harbury Lane in the outskirts of Bishop Tachbrook, to the south of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the New Secondary School - Oakley School on your doorstep 10 minute walk. There are excellent transport links to the M40, JLR and within easy drive to the Leamington Train Station 7 minute drive. Leamington Spa offers in





GROSS INTERNAL AREA
 FLOOR 1 49.7 m² (535 sq.ft.) FLOOR 2 50.0 m² (538 sq.ft.)
 TOTAL : 99.7 m² (1,073 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



complete ●●●
 SALES & LETTINGS

Brian Williams
 01926 887723
 The Leamington Property Expert

complete ●●●
 SALES & LETTINGS

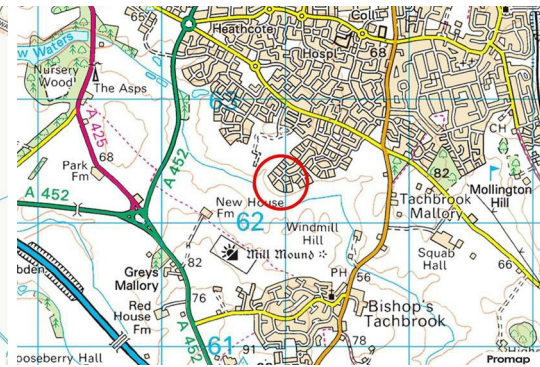


abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

- Heathcote Primary School – 15min walk
- Oakley Secondary School – 10min walk
- Co-op – 15 min walk
- Little Pioneers Nursery and Pre School – 15 min walk
- Leamington Train Station – 7 min drive
- M40 / A46 – 5 min drive



- Fabulous Detached Home
- Built 2019 'Lanford' Design Taylor Wimpy
- Kitchen Diner & Living Room
- En-Suite & Family Bathroom
- Detached Garage (EV Charge Point) & Parking
- Three Bedrooms
- 5 Years NHBC Guarantee
- Utility & Guest WC
- Landscaped Gardens
- Next To Tachbrook Country Park



DE LEETH ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
85	95

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-28) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

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