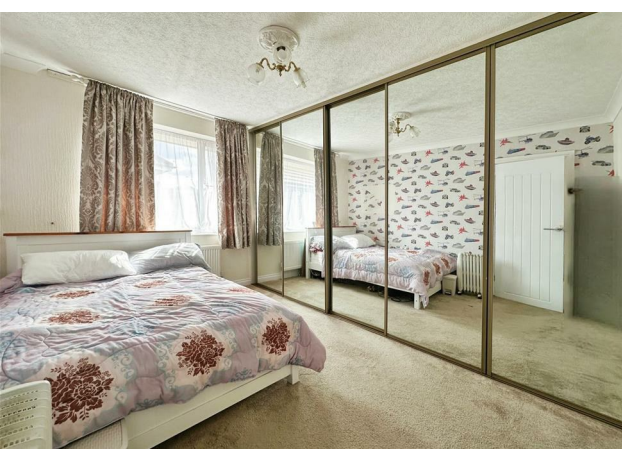
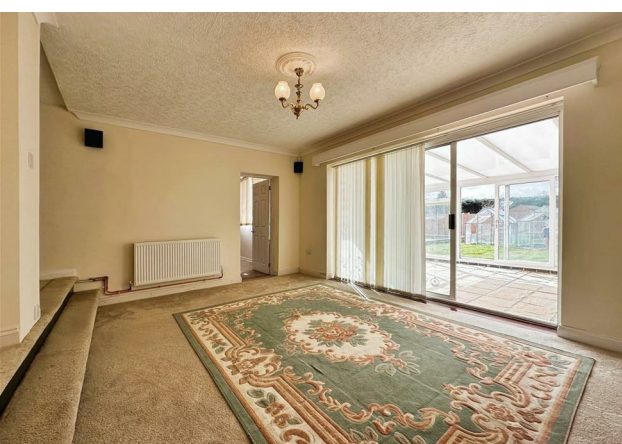




LAKIN ROAD, NEAR WARWICK HOSPITAL

complete ● ● ●
SALES & LETTINGS





An extended detached bungalow that was built in 1957 on Lakin Road next to Warwick Hospital. The bungalow is situated on a fabulous large plot which includes loads of off-street parking and a large detached double garage. Comprises porch, entrance hall, bay-fronted living room, family room, conservatory, stylish kitchen, utility, three bedrooms, ensuite and family bathroom. The property is being offered no onward chain and has a very pleasant lawned garden with greenhouses. Offered no onward chain.

It's in the details...

Porch

A porch with UPVC double glazed windows and entrance door. Engineered wood flooring, and UPVC double glazed door into the hallway.

Hallway

Internal hallway, which has a radiator and painted modern doors food to most of the rooms.

Living room

A spacious living room which has a uPVC double glazed bay window, a uPVC double glazed window to the front elevation, a stone fireplace, coving, and two radiators.

Breakfast Kitchen

The country cream kitchen with antique style cup handles and knobs, worktops, ceramic single bowl sink mix it up and drainer. There's two fitted ovens, a large electric glass hob. There is a fitted fridge freezer, kick space lighting, a door to a pantry cupboard, a UPVC double glaze window to the front and side elevation with a UPVC double glazed door to utility. As a black glass extractor, a radiator and a floor standing oil fired boiler.

Utility

Tiled floor, uPVC double glazed windows and a timber glazed door to outside.

Family Room

Carpeted area with a radiator, coving and with steps down to the family area. Which has a radiator, door to bedroom one and large sliding doors through to the conservatory.

Conservatory

UPVC double glazed conservatory with polycarbonate roof, several top quarter opening windows and there is a uPVC double glazed French door and uPVC double glazed sliding doors to the garden.

Bedroom One

A double bedroom with high ceilings, an electric radiator and the uPVC double glazed window. There is a door through to the en-suite.

En-Suite

The en-suite has got aqua panelling, a floating handbasin, toilet, wall electric heater, uPVC ceiling with bulkhead style light and extractor. There is a shower enclosure with bi-fold glass door and electric shower. UPVC double glazed window and vinyl to the floor.

Bedroom Two

A large double bedroom with a wall of fitted mirrored wardrobes, there is a radiator and a uPVC double window.



Bedroom Three

A double bedroom with coving, a radiator and a uPVC double glazed window.

Family Shower Room

With a glass shower enclosure with thermostatic rainfall shower of hand attachment. Vanity unit which has cupboards, worktop, hand basin with mixer tap and concealed waste toilet. Tying to water sensitive areas, extraction, cupboard, crown tower radiator and a UPVC double glazed window.

Large Double Garage

Two up and over 8ft doors. Full open space with power and lighting. (23'1" x 20'10")

Garden

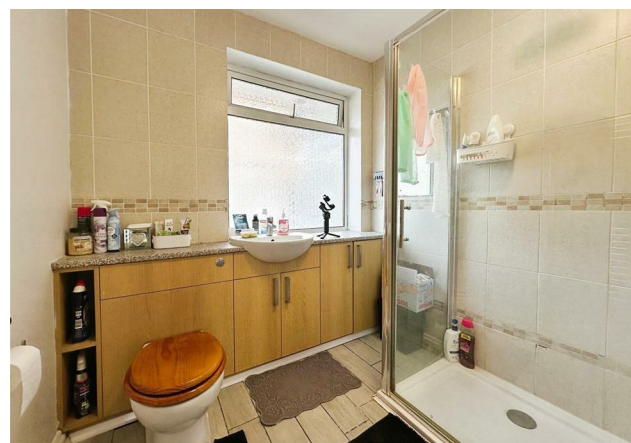
A very spacious garden, with a large patio, good quality lawn, three greenhouses and lots of off-road parking for potentially 6 to 8 cars. The garden is retained with timber fencing and hedgerow.

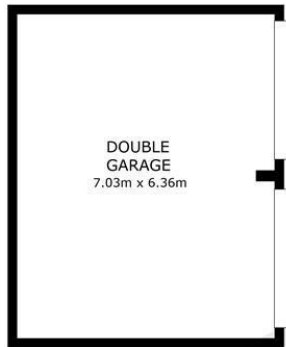
Front Garden & Parking

The front garden has been slated and there's a retaining brick wall to the front. Parking here for several more cars. (Lots of rear parking) so there's a bit of stuff in that bit

Location

The property is a short distance from Warwick town centre with all the boutique shops, restaurants and cafes on offer. Access to other local towns is ideal with

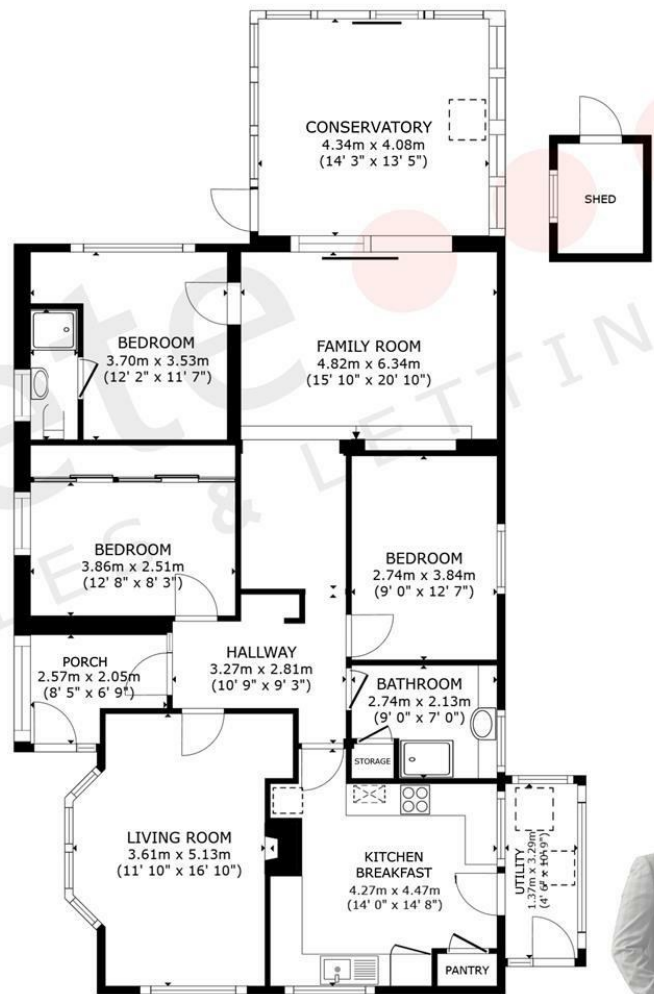




complete
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR PLAN 143.6 m² (1,545 sq.ft.)
TOTAL : 143.6 m² (1,545 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

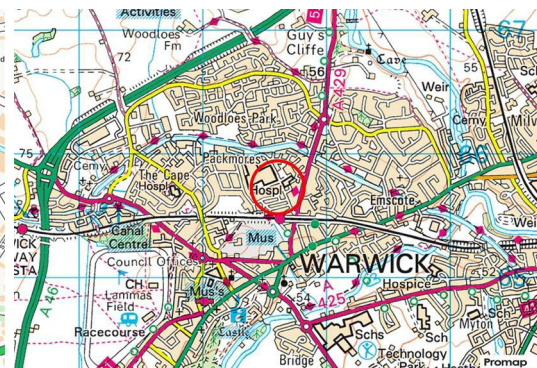
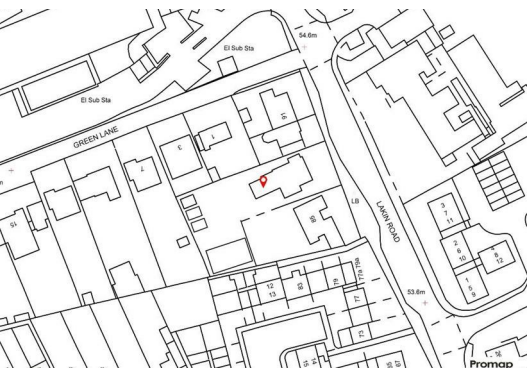
The Leamington Property Expert



the major road network close by affording easy access to M40, Leamington Spa, Coventry, Gaydon and Stratford Upon Avon. The train networks in both Warwick and Leamington Spa offer great commutable options for those visiting London on business with regular trains to London Marylebone in just over an hour. Only 0.27 km to Warwick Train Station, and virtually on site for Warwick Hospital.

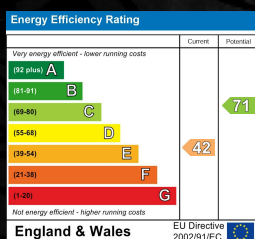


- Detached 1957 Bungalow
- Large Plot
- Three Bedrooms
- Family Room & conservatory
- Large Detached Double Garage
- Several Extensions
- Hallway & Porch
- Bay Fronted Living Room
- En-Suite & Shower Room
- Loads Of Off Road Parking



LAKIN ROAD, WARWICK

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



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

complete ● ● ●
 SALES & LETTINGS