



Lodge Crescent, Warwick  
Asking Price £500,000

complete   
ESTATE AGENTS



# Lodge Crescent, Warwick, Warwick

A generously proportioned, detached family home, situated in a desirable location, close to the town centre of Warwick. The property is positioned in a cul-de-sac, with a central green. It is entered into an entrance hallway. From here, to the right there is a kitchen, positioned at the front of the property, to the left, there is a downstairs WC, whilst at the rear there is a living/dining room, which spans the full width of the property and allows access to the rear garden. The first floor houses four bedrooms, that could all except a double bed and a family bathroom. Outside, there is a fore garden and a driveway, which could allow off-street parking for two cars, while providing access to the integral garage. At the rear, there is a generously proportioned garden, which adjoins fields at the rear.

## Entrance hall

Entered via a glazed door, internal doors, radiator to the living/dining room, kitchen and downstairs WC.

## Living/dining room

A generously proportioned space, which spans the full width of the property at the rear, with double glazed windows and a door, allowing a view and access to the rear garden.

## Kitchen

With a double glazed window to the front aspect, allowing a view over the fore garden and to the central green. There is a double glazed door to the side access, whilst the fit kitchen is fitted with a complimentary bed range of base and eye-level kitchen cabinets.

## Downstairs WC





With a double glazed window to the side aspect, a WC and handbasin.

First floor landing.

With a double glaze window to the side aspect, while internal doors radiating to the four bedrooms and bathroom.

Bedroom one.

With a double glazed window to the rear aspect.

Bedroom two.

With a double glazed window to the front aspect.

Bedroom three.

With a double glazed window to the rear aspect.

Bedroom four.

With a double glazed window to the front aspect.

Family bathroom

With a double glazed window to the side aspect, a panel bath, WC and handbasin.

Outside front

The property is setback behind a lawned fore garden and a grass verge. It is approached over a driveway which can allow off-street parking for two cars on the property, while a further vehicle could be positioned further back behind the pavement.

Garage

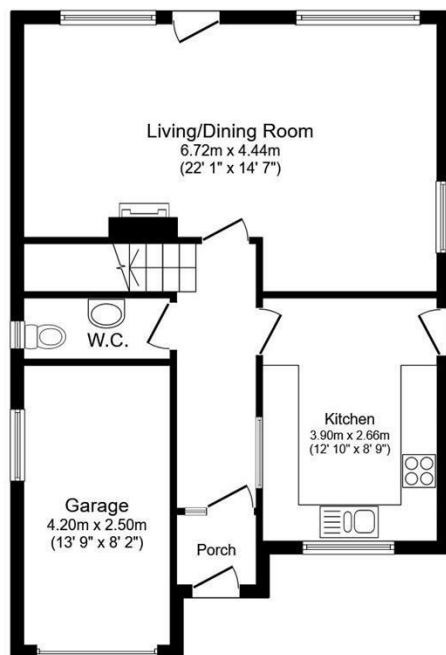
With up and over door to the front aspect.

Rear garden

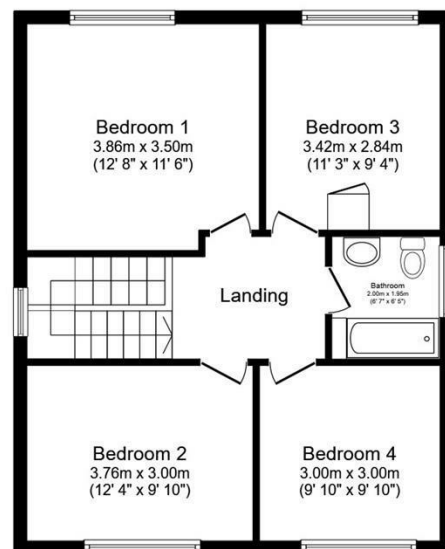
The rear garden is a generous size, and adjoins fields at the rear. The garden is mature and well stocked with a range of trees and shrubs.







**Ground Floor**  
Floor area 64.0 sq.m. (689 sq.ft.)



**First Floor**  
Floor area 58.8 sq.m. (632 sq.ft.)

Total floor area: 122.7 sq.m. (1,321 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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