



## SANDPIT BOULEVARD, THE PRIORS

complete   
SALES & LETTINGS



**LINES ARE GUIDANCE ONLY- ACTUAL PLOT WI**



An immaculately presented three bedroom semi-detached home built by Premier Builders Linden homes on The Priors development of Europa Way in Warwick in 2021. This contemporary home in brief offers; entrance hall, separate kitchen, living dining room, downstairs WC, three well-proportioned bedrooms including master with en-suite, as well as stylish family bathroom. The property is complete with landscaped garden and tandem driveway. This family home is well positioned for JLR, the Leamington train station, Shires Retail Park, Myton School catchment and has a benefit of both local towns- Leamington and Warwick. The benefits from approx 6 years NHBC warranty remaining.



### Entrance Hall

Step into a spacious entrance hall featuring stylish hard wood flooring and a charming recessed window overlooking the front elevation. Practical touches include a built-in storage cupboard and a central heating radiator. From here, doors lead to the kitchen, living/dining room, guest WC, and the staircase to the first-floor accommodation.

### Guest Cloakroom/WC

Continuing the elegant hard wood flooring, the guest cloakroom is fitted with a low-level WC, a sleek ceramic hand wash basin with a modern mixer tap, and a tiled splashback. A central heating radiator ensures comfort all year round.

### Kitchen

This beautifully presented kitchen boasts a modern design with contrasting work surfaces and a generous range of both low and eye-level cupboards and drawers, providing ample storage. A complementary splashback and sleek tiled effect flooring enhance the clean, contemporary feel. Equipped with a gas oven and hob with extractor hood, the kitchen also features integrated appliances including a dishwasher and space for a washing machine. There is space for a freestanding large fridge/freezer, while recessed spotlights and a double-glazed window to the front aspect complete the space. A central heating radiator ensures year-round comfort.

### Living/Dining Room

Thoughtfully designed for modern living, this spacious open-plan living and dining area is ideal for family time. The room is illuminated by two ceiling light points and benefits from the warmth of a central heating radiator. Hard wood flooring adds a touch of elegance, while a large double-glazed window and patio doors provide abundant natural light and open onto the rear garden, creating a seamless indoor-outdoor flow.

### Landing

Fully carpeted landing with ceiling light point, loft access and doors to the bedrooms and family bathroom.

### Primary Bedroom

Beautifully styled and filled with natural light, the master bedroom offers a warm and inviting retreat. Soft carpeting underfoot adds comfort, complemented by a ceiling light point and bedside light fittings for versatile lighting options. A central heating radiator ensures a cosy atmosphere, while a double-glazed window to the front elevation provides both light and privacy.

### En Suite

This excellent-sized en suite shower room is thoughtfully designed and partly tiled for a clean, modern finish. It features a fully tiled shower enclosure, a sleek ceramic hand basin with mixer tap, and a low-level flush WC. Additional highlights include wood effect flooring, an obscured glass window for privacy, recessed spotlights, an extractor fan, and a heated towel radiator for added comfort.

### Bedroom Two

Tastefully styled and generously proportioned, this second double bedroom features a neutral carpet that enhances the room's calm and inviting atmosphere. A double-glazed window to the rear elevation allows for plenty of natural light, while a ceiling light point and central heating radiator complete the space for comfort and practicality.





### Bedroom Three

Currently used as an office space, this third double bedroom offers excellent flexibility to suit your lifestyle. Fully carpeted for comfort, the room also features a double-glazed window, central heating radiator, and a ceiling light fitting—making it equally ideal as a guest bedroom, dressing room, or personal retreat.

### Tandem Driveway & Parking

To the side of the property is a driveway for two/three vehicles

### Rear Garden

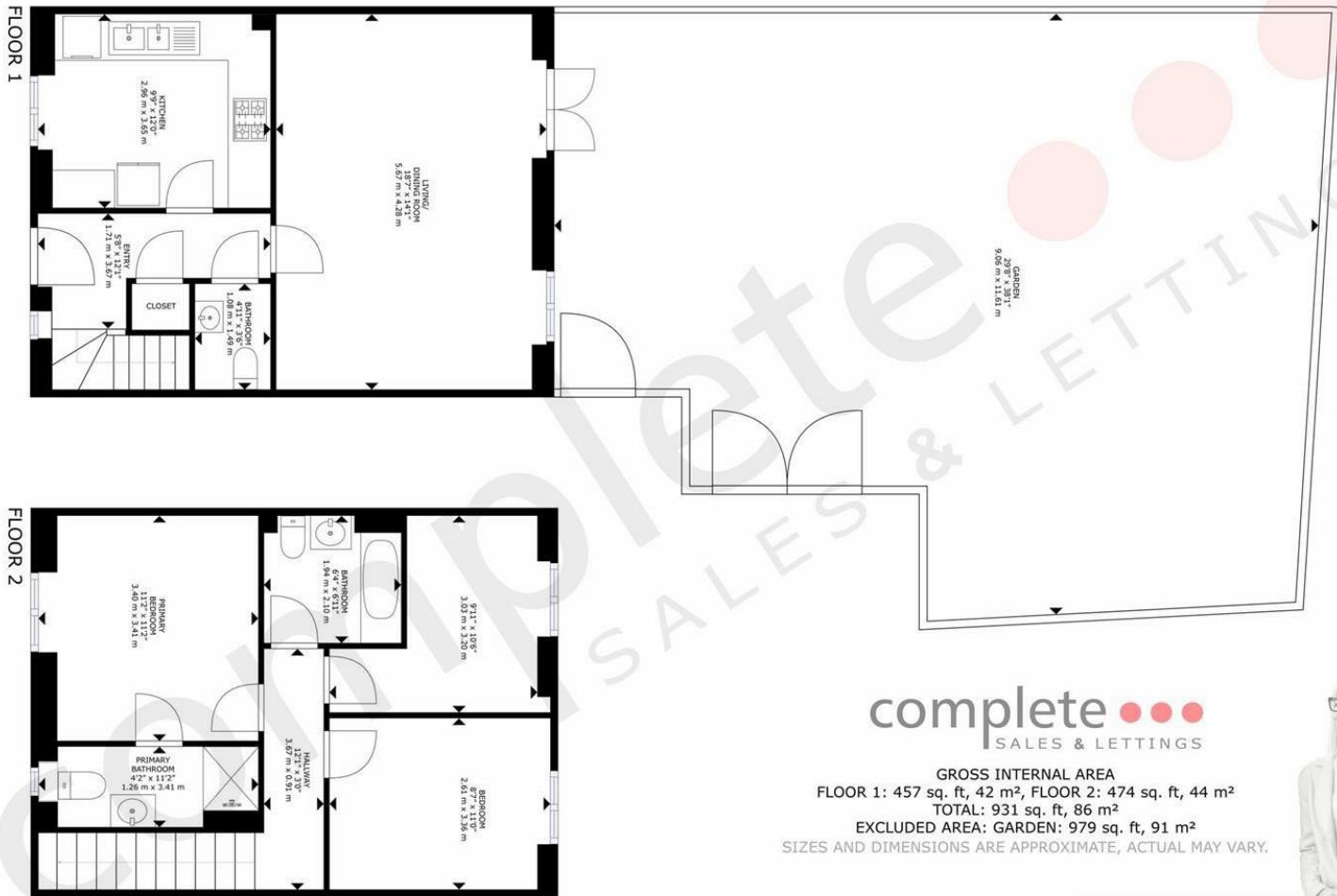
The generous rear garden offers a perfect blend of lawn and patio, ideal for relaxing or entertaining. Fully enclosed with timber fencing for privacy and security, the outdoor space also features convenient side access via a secure gate.

### Location

Located just off Europa Way, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car.

Leamington Spa and Warwick offers in 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. There is a plethora of day to day amenities and you're never far from something to do be that for young professionals, retirees or families. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.





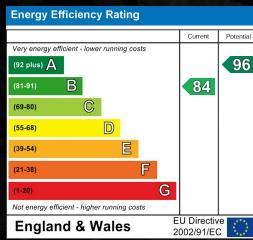


- Built In 2021 By Linden Homes
- Separate Kitchen
- Guest Cloakroom/WC
- En Suite To Master
- Secure Rear Garden
- Semi Detached
- Living/Dining Room
- Three Bedrooms
- Parking For Two Vehicles
- Popular Location



## SANDPIT BOULEVARD, 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

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