



**BADGERS RETREAT, MILLPOOL MEADOWS**

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**FOR SALE**





An AC Lloyd detached home built around 2008 on the Popular Millpool Meadows development in south-east Leamington. The spacious family home comprises: entrance hall, a guest WC, a large bay fronted living room, a dining kitchen, three well proportioned bedrooms, an en-suite and a family bathroom. There are front and main gardens, a detached garage which has a workshop extension. There is a driveway and this home is offered no chain. Location easily accessible for getting down to Jaguar Landrover, the M40, Leamington train station and as a local Asda supermarket.

It's in the details...



#### Entrance Hall

Timber double glazed door leads into the entrance hall, with fitted doormat, radiator and white tiled flooring. There is a staircase leading to the first floor and doors through to the living room and guest WC.

#### Guest WC

With a continuation of the white tile flooring into the area which has a WC, a pedestal hand wash basin, a radiator and an extractor.



#### Lounge

A very spacious lounge, which has an electric fireplace with oak surround, a uPVC double glazed box bay window to the front, a uPVC double glazed window and French doors to the garden. There is an under-stairs deep storage cupboard, two radiators, coving and two ceiling roses.

#### Kitchen Diner

With a timber effect kitchen, with white worktops which includes a one and a half bowl stainless steel sink, with mixer tap and drainer, a fitted stainless steel oven with four ring gas hob and an extractor over. There is a fitted washing machine, a fitted dishwasher, a fitted fridge and freezer. There's tiled splash-backs, under-counter lighting and a cupboard housing the gas boiler. There are three uPVC double glazed windows and a uPVC double glazed door to the side passage. There is a radiator and tiled flooring leaving space for a good size dining table.

#### Landing

A carpeted landing which has a uPVC double glazed window over the stairs, painted doors through to two bedrooms, the bathroom and also the airing cupboard, which has shelving and the hot water tank. There is an oak glazed door to one of the bedrooms which is currently used as an office.



#### Bedroom One

A double bedroom with a uPVC double glazed window, which overlooks the pleasant green to the side elevation. There is a radiator, a feature painted wall and two double sets of wardrobes which leads to the door to the en-suite.

#### En-Suite

A fully tiled en-suite, which has a double width shower closure with bi-fold glass doors, a mains thermostatic shower. There is a toilet, a hand wash basin, a radiator, a uPVC double glazed window, an extractor and an electric shaver point.

#### Bedroom Two

A double bedroom with timber effect laminate flooring, radiator and a uPVC double glazed window overlooking the garden.

#### Bedroom Three /Office

Bedroom is coming to an office and has a uPVC double glazed window to the front elevation and there is a radiator.



#### Bathroom

Fitted with a white suite comprising of a bath, an electric shower over, pedestal hand wash basin, a toilet, a radiator, a uPVC double glazed window, an extractor, an electric



shaver point and is fully tiled.

#### Rear Garden

A landscaped garden, with patio areas with concrete balustrades which are very decorative and regal. Areas of lawn, block paved further patios and block paved walkways that lead around the side of the garden to the new timber gate to the driveway and timber glazed door through to the garage/workshop. There is a further gated entrance to the front garden.

#### Extended Garage & Workshop

A detached brick built garage with a side extension workshop. Open plan inside with power, lighting, a uPVC double glazed window and timber glazed door to the garden. Up-and-over garage door.

#### Driveway

Parking for one car.

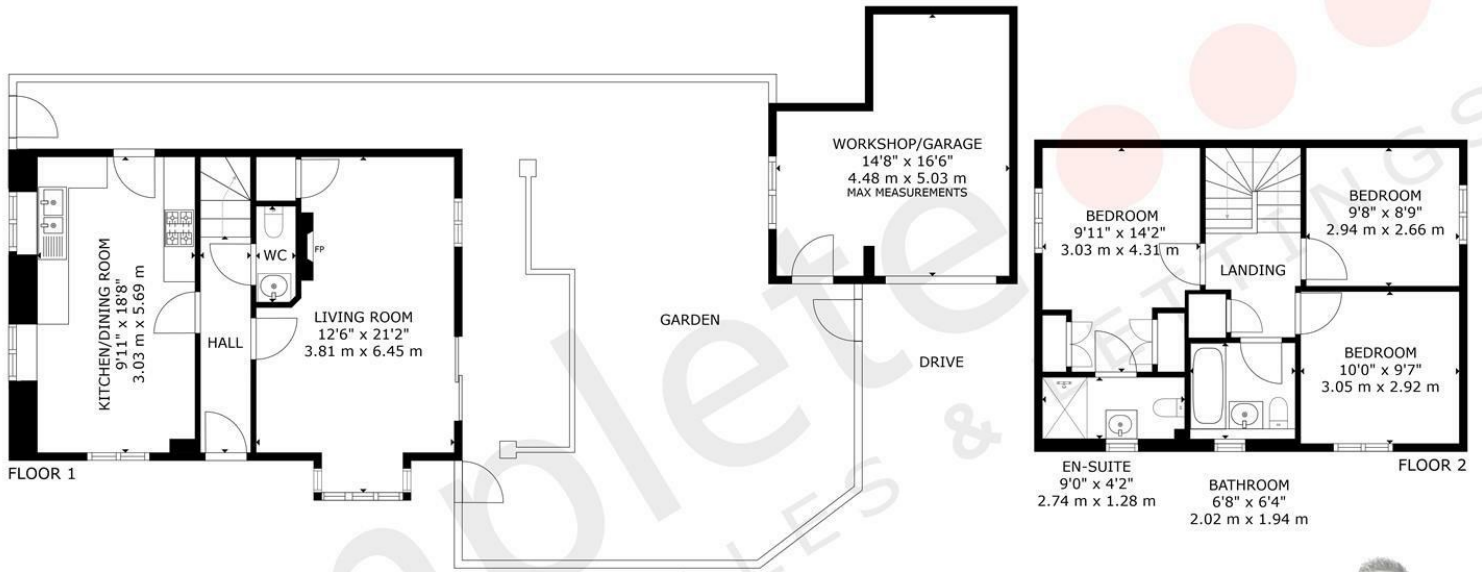
#### Front Garden

Low maintenance block paved with metal railings and timber gates with a front bedding area. The block paved pathway leads round to the side of the property with access to the gate to the rear.

#### Location

Millpool Meadows & Chesterton Gardens is an AC Lloyd development, forming part of the increasingly popular Sydenham/Whitnash location with local doctors, supermarkets, local schools nearby and only a short drive to the town centre of Leamington Spa. The property is close to a children's play area and has views of the green. The road networks nearby give great access to the local towns around the vicinity with the M40,



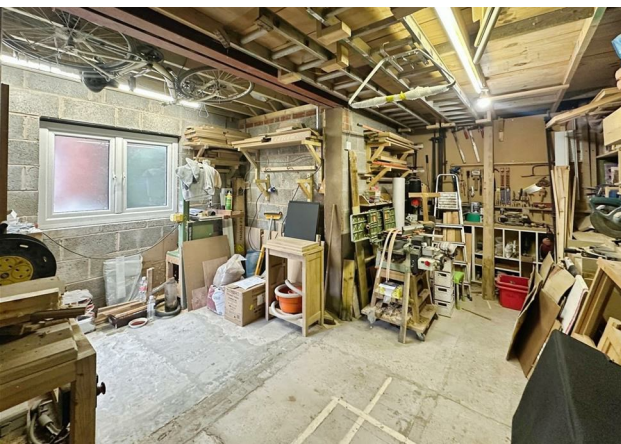


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**GROSS INTERNAL AREA**  
 FLOOR 1: 514 sq. ft, 47 m<sup>2</sup>, FLOOR 2: 490 sq. ft, 45 m<sup>2</sup>  
**TOTAL: 1,004 sq. ft, 92 m<sup>2</sup>**  
 EXCLUDED AREAS: GARAGE: 205 sq. ft, 19 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

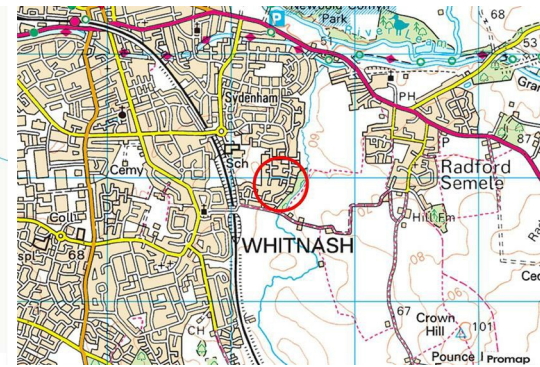
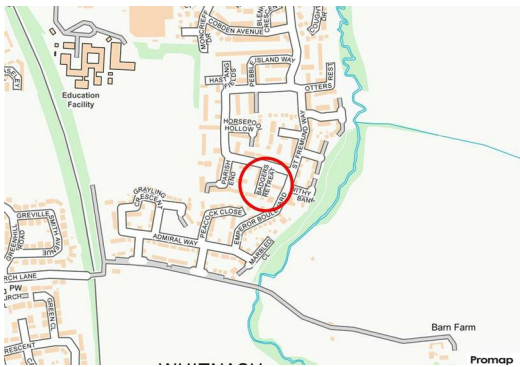
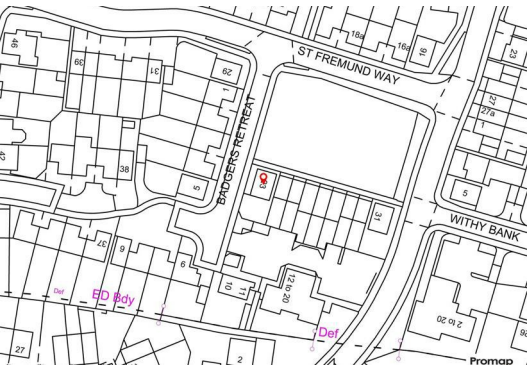


Fosse Way and other major road networks close. The train station is also very close by, offering a regular service to Birmingham and London and the North. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks, and gardens. A modern suburb with plenty of green spaces and the added advantage of country walks with a nature reserve on your doorstep.



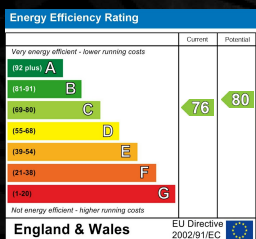


- AC Lloyd Built 2008
- Very Spacious Lounge
- Hallway & Guest WC
- En-Suite & Bathroom
- Landscaped Gardens
- Detached Next To Green
- Kitchen Diner
- Three Bedrooms
- Garage & Extended Workshop
- No Chain



## BADGERS RETREAT, LEAMINGTON SPA

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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