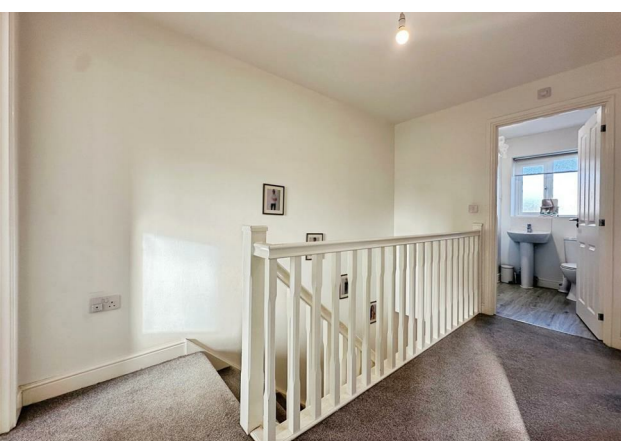
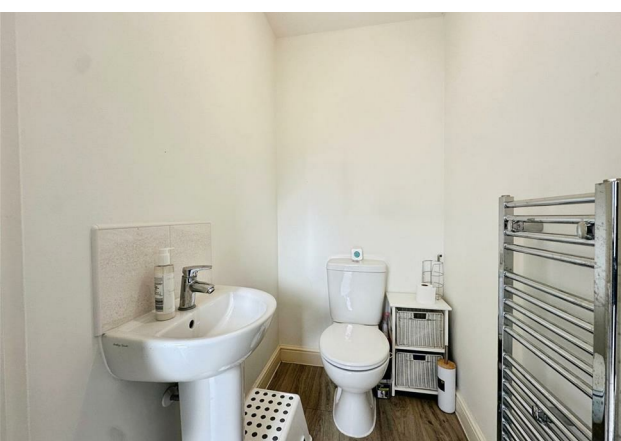




SANDPIT BOULEVARD, THE PRIORS

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SALES & LETTINGS





A semi home built by Premier builders Linden homes on the priors development just off Europa Way. The stylish home comprises of entrance hall, living room, dining kitchen, guest WC, three double bedrooms and a bathroom. The property benefits from a south facing larger than average garden as well as parking for three cars with an electric vehicle charging point. The location is fantastic being just off Europa Way, Warwick, having great access to the M40, both town centres of Leamington and Warwick as well as their train stations and you have a local Shires retail shopping area. Also, there is a local new school as well as the Myton and Oakley Schools. This property is also available at 60% shared ownership.

It's the details...

Hallway

Composite entrance door with central double glazed window leads in the hallway, which has Bour effect looks for vinyl tile flooring, a cloak storage cupboard which also has the electric meter. There is a radiator, carpeted staircase leading into the first floor with under storage cupboard. Doors leads in the living room and kitchen.

Lounge

With timber effect luxury vinyl tile flooring, a uPVC double glazed window to the front elevation and a radiator.

Kitchen Diner

With timber effect luxury vinyl tile flooring, a gloss grey fitted kitchen with chrome handles and white worktops. There is a fitted oven, a four ring gas hob, a stainless steel splash-back and an extractor over. A fitted dishwasher, space and plumbing for washing machine, a 1 & 1/2 bowl stainless steel sink with a mixer tap and drainer. Cupboard housing the Gas boiler and there is a uPVC double glazed window to the garden. UPVC double glazed door to the garden, a door to a decent sized storage cupboard and door to the guest WC.

Guest WC

A continuation of the luxury vinyl tile flooring, a pedestal hand wash basin, a chrome towel radiator, an extractor and a toilet.

Landing

A carpet spacious landing with painted balustrade and doors to the three bedrooms and bathroom. A door to a storage cupboard with shelving.

Bedroom One

A large double bedroom with a uPVC double glazed window to the rear elevation. There's a radiator.

Bedroom Two

Large double bedroom with a uPVC double glazed window to the front elevation. There's a radiator.

Bedroom Three

A third really good size bedroom with a radiator and a uPVC double glazed window over the garden.

Bathroom

Fitted white suite comprising of bath with glass shower screen, chrome mixer tap and mains thermostatic shower over. A toilet, a pedestal hand wash base in chrome mixer tap, an electric shaver point, a chrome towel



radiator, and extractor and a uPVC double glazed window.

Garden

A very good sized South facing rear garden with patio and a large area of lawn, enclosed with timber fencing with a gate to the front drive.

Parking

Tandem parking for 2-3 cars. There is an EV charging point.

Front Garden

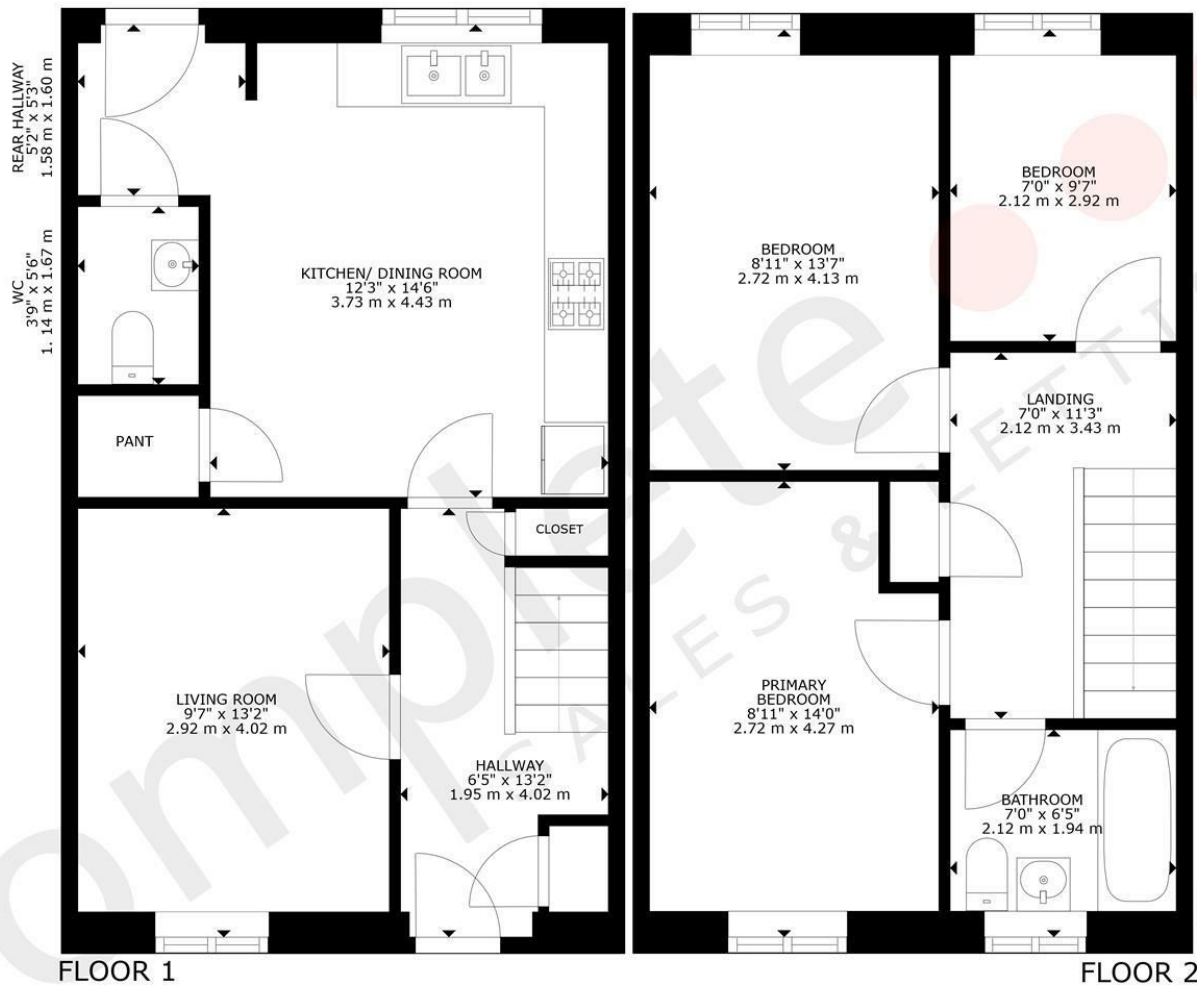
A front lawn with hedgerow and a pathway that leads to the porch canopy.

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





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GROSS INTERNAL AREA
 FLOOR 1: 452 sq. ft, 42 m², FLOOR 2: 452 sq. ft, 42 m²
TOTAL: 904 sq. ft, 84 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



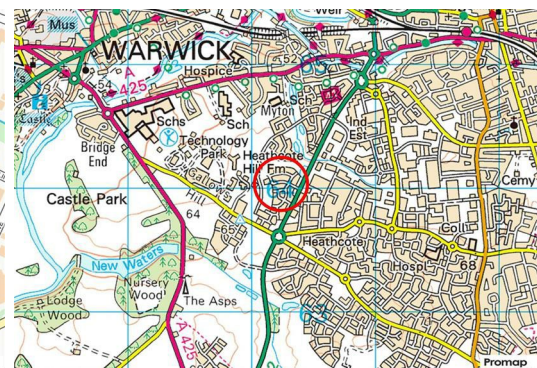
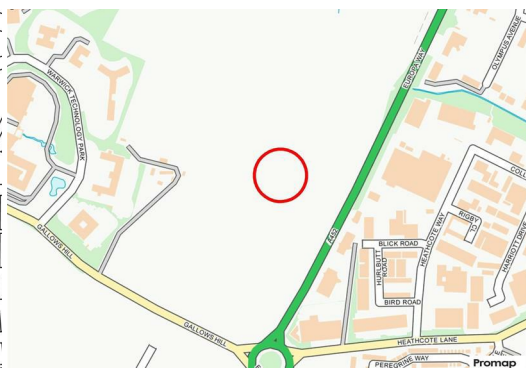
professionals, retirees or families. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.





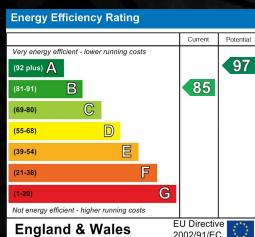
- Semi Detached Home
- Just off Europa Way
- Entrance Hall & Guest WC
- Dining Kitchen
- Large Rear Garden

- Linden Homes - The Priors Development
- Three Bedrooms
- Living Room
- Family Bathroom
- 3 Parking Spaces & EV Charger



SANDPIT BOULEVARD, WARWICK

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



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