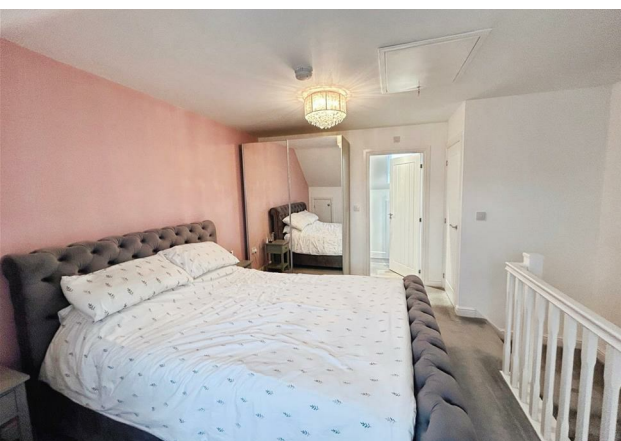




SANDPIT BOULEVARD,

complete ●●●
SALES & LETTINGS





An immaculately presented three bedroom semi-detached townhouse 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, open plan kitchen/ living dining room, downstairs WC, three well- proportioned bedrooms including master with en-suite on the top floor, 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 5 years NHBC warranty remaining.

Entrance Hall

A spacious entrance hall welcomes you with luxury wood-effect Karndean flooring, a central heating radiator, and a useful ceiling-height storage cupboard. Ceiling light points and doors lead to the guest WC and kitchen, with stairs rising to the first floor.

Kitchen

Continuing the Karndean flooring, the kitchen offers a comprehensive range of high and low-level gloss-fronted cupboards and drawers, complemented by a stainless steel sink and drainer with mixer tap beneath a double-glazed front-facing window. Integrated appliances include a dishwasher, washing machine, fridge and freezer, along with a gas hob, oven, stainless steel extractor fan and splashback. Under-counter lighting, spotlights to the ceiling, a central heating radiator and space for a kitchen table complete the room.

Living room

A bright and spacious open plan living room with double-glazed French doors leading to the rear garden, additional double-glazed window, central heating radiator and twin ceiling light points.

Guest WC/Cloakroom

The guest WC features Karndean flooring and a contemporary ceramic basin with mixer tap and tiled splashback, accompanied by a low-level flush WC, extractor fan, central heating radiator and sleek ceiling spotlights.

Third Floor Master Bedroom

Situated on the top floor, Bedroom One is a spacious double room offering plush carpeting, eaves storage and a sizeable cupboard with fitted hanging rails. A double-glazed window to the front elevation provides natural light, while a central heating radiator, ceiling light point, loft access and access to the private ensuite complete the space.

Ensuite

A spacious ensuite featuring a fully tiled shower enclosure, ceramic pedestal hand basin with mixer tap, low-level flush WC and contemporary tiling throughout. Additional highlights include ceiling spotlights, shaving socket, extractor fan, heated towel radiator and a Velux window providing natural light.

Bedroom Two

The second bedroom is a generous double, complete with soft carpet flooring, central heating radiator, and a double-glazed rear window. There is plenty of space for a large double wardrobe and chest of drawers, illuminated by a central ceiling light point.

Bedroom Three

Bedroom Three is currently utilised as a home office and benefits from fitted carpet, a central heating radiator, and a double-glazed window to the front elevation, with a central ceiling light point.



Family Bathroom

The family bathroom is partly tiled and finished with stylish wood-effect flooring, recessed ceiling spotlights, and an extractor fan. A heated towel radiator provides comfort, while the suite includes a low-level WC, ceramic pedestal basin with mixer tap, and a panelled bath with shower over and mixer tap.

Garden

Step outside to a spacious rear garden with lush lawn, two inviting patio areas, and beautifully mature planting borders with trees and shrubs. The garden is fully enclosed for privacy, includes a convenient side gate, and benefits from outdoor lighting for year-round use.

Tandem Parking/Driveway

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

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



FLOOR 1

KITCHEN/ DINING ROOM
6'7" x 15'9" 2.00 m x 4.80 mLIVING ROOM
13'5" x 11'11"
4.10 m x 3.63 m

HALLWAY

GARDEN

SHED

DRIVEWAY

BATHROOM
6'5" x 6'4"
1.95 m x 1.94 mBEDROOM
6'5" x 9'11"
1.95 m x 3.01 mBEDROOM
13'8" x 11'7"
4.15 m x 3.54 m

LANDING

HALL

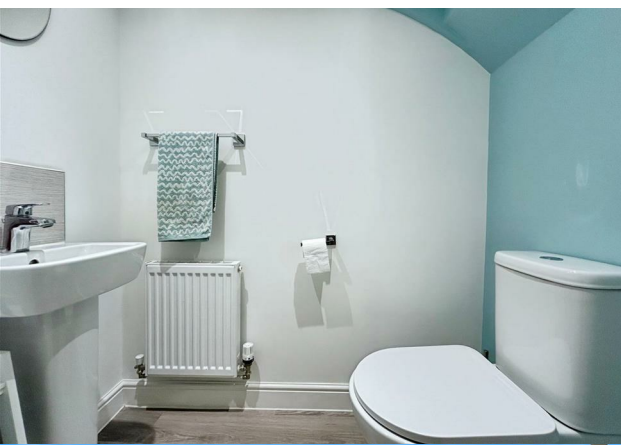
FLOOR 2

FLOOR 3

BEDROOM
10'2" x 13'6"
3.09 m x 4.13 mEN-SUITE
13'8" x 4'7"
4.17 m x 1.41 mcomplete
SALES & LETTINGS

GROSS INTERNAL AREA
 FLOOR 1: 382 sq. ft, 35 m², FLOOR 2: 377 sq. ft, 35 m²
 FLOOR 3: 254 sq. ft, 23 m²,
TOTAL: 1,013 sq. ft, 93 m²

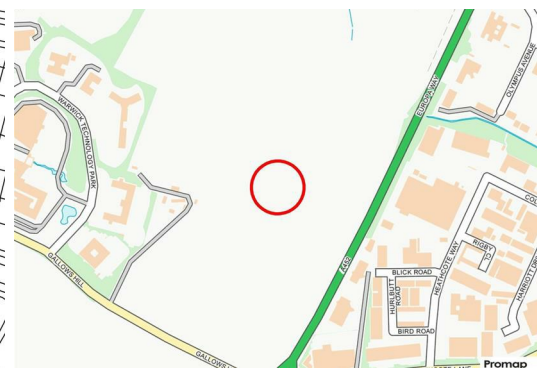
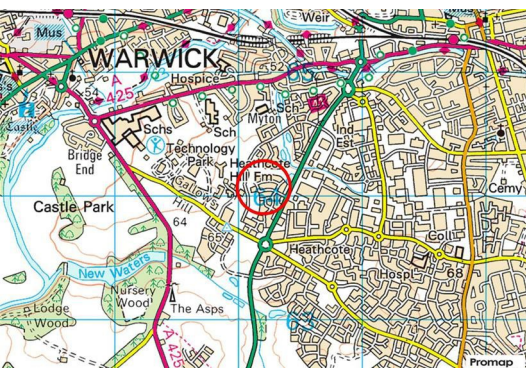
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 Family Home
- Built In 2021 By Linden Homes
- Guest Cloakroom/WC
- Parking For Two Vehicles
- Popular Location
- Three Bedrooms
- Open Plan Kitchen/Living Room
- En Suite To Master
- Secure Rear Garden
- Family Bathroom



SANDPIT BOULEVARD, WARWICK

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

Energy Efficiency Rating	
Current	Potential
84	96
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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