



Summerton Road, Whitnash
Offers Over £275,000

complete 
ESTATE AGENTS

Summerton Road, Whitnash, Leamington Spa

Complete are excited to present this extended three bedroom semi detached property, benefiting from having an extended kitchen dining room and a converted garage, located in the popular Whitnash area. The property comprises, entrance hallway, living room with gas fire, dining room, extended kitchen dining room, utility, downstairs cloakroom and office. Upstairs you have three bedrooms and a family bathroom, good sized rear garden and driveway parking to front.

Call Complete on 01926 887723 to arrange a viewing.

Use the link for the Virtual tour & unique 'Dolls House' model. <https://my.matterport.com/show/?m=ZBQqYNtUqHd>

Entrance Hallway

Doors leading to the lounge, dining room, kitchen and stairs to the first floor, under stairs storage cupboard and a radiator.

Living Room 12'3" x 10'10" (3.75 x 3.31m)

Window to front elevation, feature fireplace with gas fire, radiator, open into the dining room.

Dining Room 10'8" x 9'11" (3.27 x 3.03m)

Windows to the rear elevation, radiator and double doors opening on to the garden.



Kitchen Diner 13'2" x 10'2" (4.02 x 3.11m)

Fitted with a range of wall and base units, work surfaces, incorporating a one and a half bowl sink and drainer unit, space for cooker, extractor fan, space for dishwasher and fridge freeze, door leading to the utility room, window to the rear elevation and a door to the rear garden.

Utility 4'7" x 4'3" (1.4 x 1.3m)

Fitted with wall units, work surfaces, space for washing machine and dryer, doors leading to the cloakroom and office.

WC 9'6" x 2'7" (2.9 x 0.8m)

Low level WC, wash and basin and tiled walls.

Office 11'1" x 6'7" (3.4 x 2.02m)

Converted garage, window to front elevation and door to the front.

Landing 7'5" x 6'2" (2.27 x 1.9m)

Window to side elevation.

Master Bedroom 10'0" x 7'10" (3.07 x 2.40m)

Fitted with a range of built in wardrobes, radiator and window to front elevation.

Bedroom Two 10'5" x 8'6" (3.2 x 2.6m)

Fitted with a range of built in wardrobes, window to rear elevation.

Bedroom Three 6'10" x 6'4" (2.09 x 1.95m)

Window to front elevation and a radiator.

Bathroom 5'10" x 5'10" (1.8 x 1.8m)

Low level WC, wash hand basin, panelled bath, partly tiled walls, radiator and a window to the rear elevation.

Rear Garden

Patio area with footpath leading to the rear, mainly laid to lawn with borders offering a selection of well kept plants and shrubs, timber fence surround.

Location

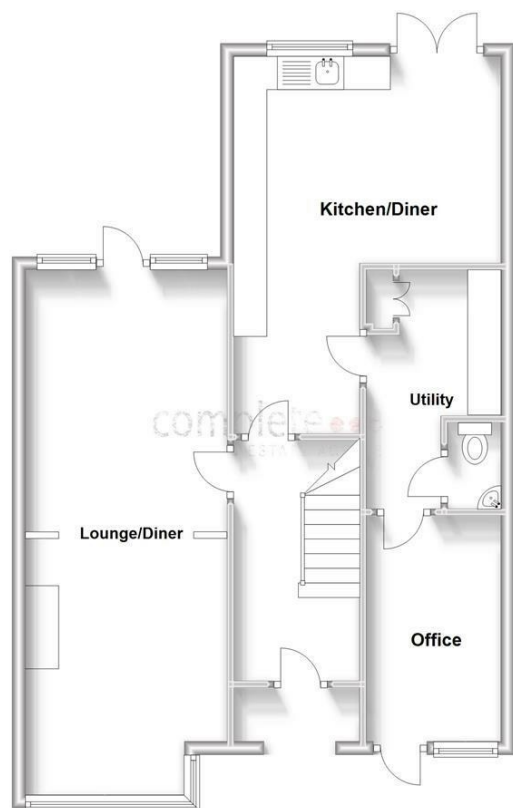
This property is located just a short distance from Leamington Spa and continues to be very popular with families and executive alike having excellent local amenities including



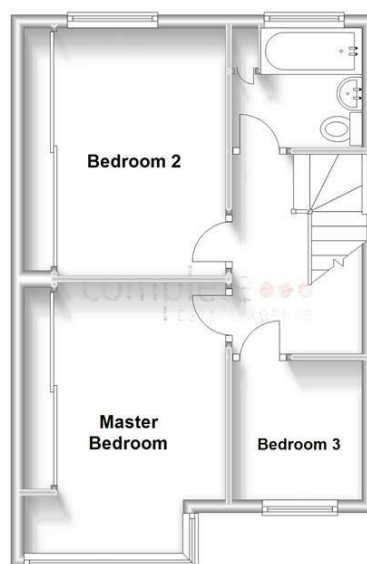
pubs, local shops and school, village hall and good public transport. The area is also very handy for the M40 motorway linking the motorway network.



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		<div>69</div> <div>46</div>
(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 ₂ 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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