



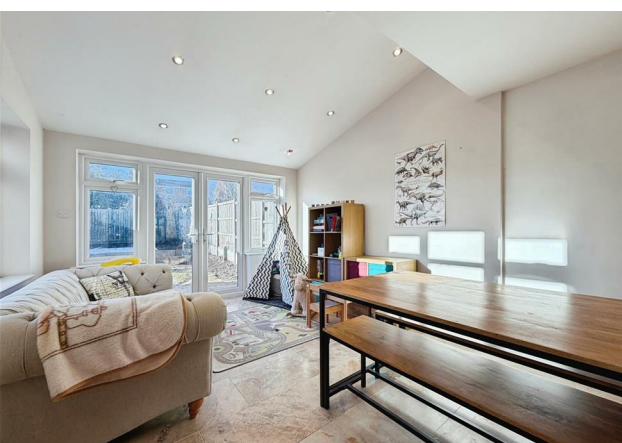
MULLARD DRIVE, WHITNASH

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FOR SALE



An extended 1970s semi detached family home on a popular road in Whitnash South Leamington. The home comprises of porch, entrance hall, a bay-fronted living room, a wonderful open-plan family kitchen diner with granite kitchen with centre Island, a guest WC, three spacious double bedrooms and a family bathroom. There is a West facing landscaped garden. A brick-built garage and off-road parking for 3 to 4 cars. This property is offered no onward chain. Located close to Leamington County Golf Club, a variety of local shops, pub and local schools.

It's in the details...

Porch

A uPVC double glazed entrance door leads into the porch which is tile flooring and a uPVC double window to the side. A timber glazed door leads into the hallway.

Hallway

Hallway has timber effect laminate flooring, a radiator, under-stairs storage cupboard, oak glazed doors through to the living room and the family kitchen diner. There is an oak door to the guest WC and a carpeted stair staircase lead leads to the first floor.

Guest WC

Which has a uPVC double glazed window, toilet and corner handbasin. Radiator. In need of decoration.

Living Room

A good size square living room, with a central white quartz fireplace, with a gas fire. There is a uPVC double glazed bow window to the front with modern fitted shutters. Coving, a radiator and oak glazed doors to the family kitchen diner.

Family Kitchen Diner

Spacious & open plan room with travertine tiled flooring. There is a heritage style white kitchen, with antique door knobs and cup handles. The kitchen includes granite sparkle worktops, space for a Range style oven, tiled splashback and an extractor over. There is a stainless steel sink, with a mixer tap and drainer. There is a fitted dishwasher, space and plumbing for a washing machine. There is a black granite centre island, with further storage cupboards, a breakfast bar for two stalls and pull-up electric sockets. Pitched extension which has a down-lights, uPVC double glazed french doors and windows to the garden. A tall white radiators and spot lighting above the centre island.

Landing

A carpeted landing, with a uPVC window, coving, a loft hatch and oak doors through to the three bedrooms, airing cupboard and bathroom. The airing cupboard has the hot water tank and shelving.

Bedroom One

A spacious double bedroom, which has a wardrobe, coving, a radiator and a uPVC double glazed window.

Bedroom Two

A spacious double bedroom, with coving, radiator and a large uPVC double glazed window overlooking the garden.

Bedroom Three

A double bedroom, which has a radiator, coving and a uPVC double glazed window.



Bathroom

A fully tiled bathroom which comprises of a white bath chrome mixer and a handheld shower attachment. There is a glass shower screen and a mains shower over. Vanity storage sink unit, with mixer tap, a chrome towel radiator and a toilet. UPVC double glazed window. There is a storage cupboard.

Garden

There's a good sized Westerly facing rear garden, which has lots of patio and walkways, a circle lawn and steps up to a raised area. The garden is enclosed with timber fencing and has a gate through to the driveway. Door through to garage.

Front & Parking

A well landscaped front with a block paved drive for parking 3 to 4 cars, there are blocked paved steps that lead up to the porch, a block paved corner bedding area, with planting and there is an outside light. EV charging point.

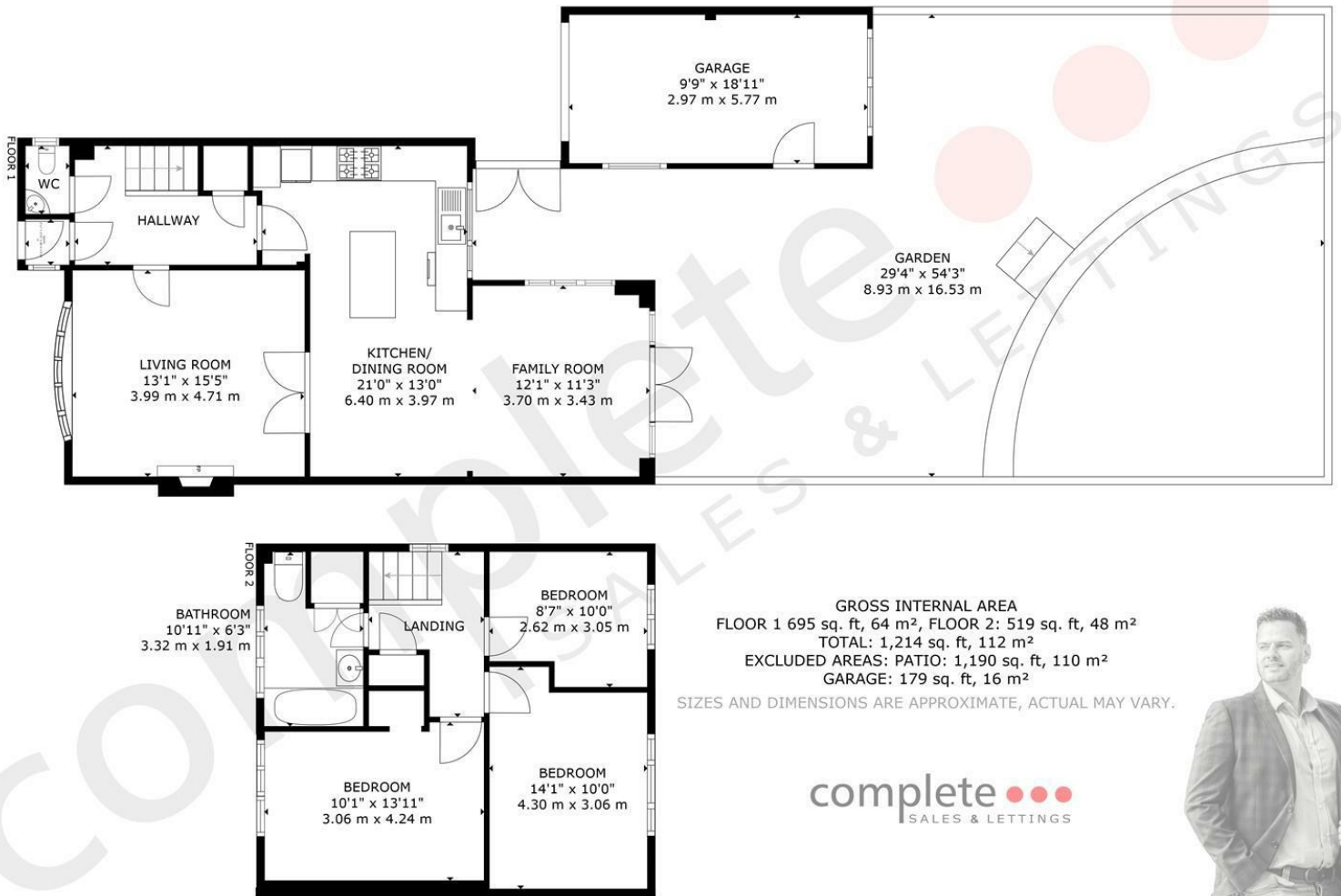
Garage

An up-and-over garage door, electrics, lighting, pedestrian door and a uPVC double glazed window. In need of a new roof.

Location

Situated within Whitnash just South of Leamington Spa, this family home sits close to an abundance of local amenities including; The Local Golf Course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, Heathcote Junior School, post office, pub houses, medical





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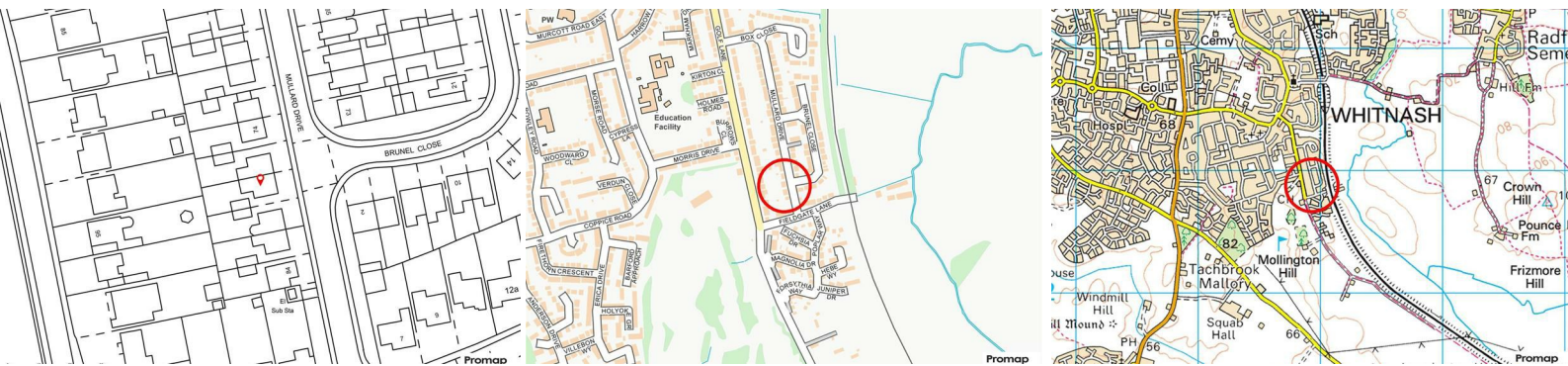


centre, church and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.



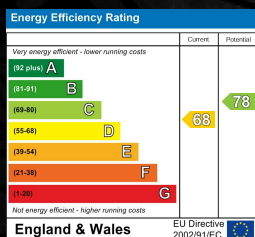
- 1970's Extended Semi-Detached
- Living Room
- Guest WC
- Garage & Parking
- No Chian

- Three Double Bedrooms
- Family Kitchen Diner
- Upstairs Bathroom
- Rear Garden
- EV Charger



MULLARD DRIVE, LEAMINGTON SPA

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



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