



Leamington Court, Newfound, Basingstoke, RG23 7HE

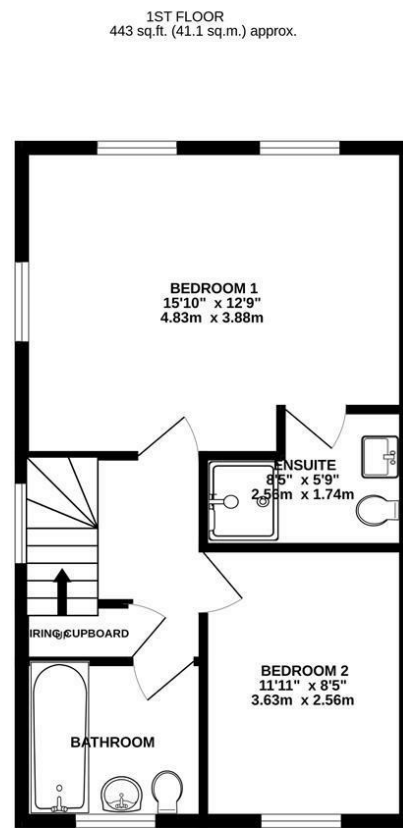
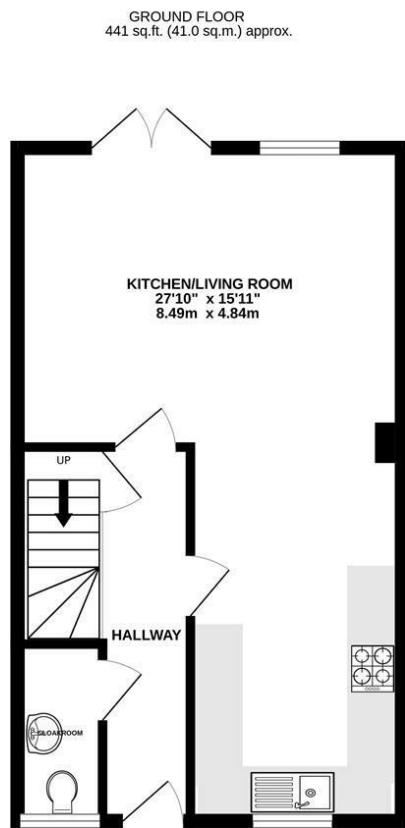
£415,000 - Freehold



Barons Estate Agents are delighted to present this two bedroom semi detached family home built in 2018. The accommodation to the first floor comprises of a family bathroom and two double bedrooms, one of which enjoys en-suite facilities. The ground floor benefits from a spacious entrance hall, cloakroom, living room and well appointed kitchen/breakfast room with integrated appliances. There is gas radiator central heating and double glazing throughout along with several years NHBC remaining. Outside the property benefits from driveway parking for 4. The rear garden is fully enclosed with far reaching views over farmland. Viewing is recommended by the owners agents.

### Key Points and Features

- Still Under NHBC
- Kitchen/Breakfast Room
- Family Bathroom
- Two Double Bedrooms
- Open Plan Living Space
- Garden
- En-Suite Shower
- Cloakroom
- Views Over Farm Land



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Location

Leamington Court is situated to the west of Basingstoke and benefits from a country feel but retains all that is required for modern day living. The village benefits from local shops, infant and junior schooling, 2 pubs/restaurants and is only 3 miles from central Basingstoke and more extensive shopping facilities, mainline railway to London Waterloo in 45 minutes and access to the M3 to London and the south.

### Tenure

Freehold  
£30 PCM Estate Maintenance Fee

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.