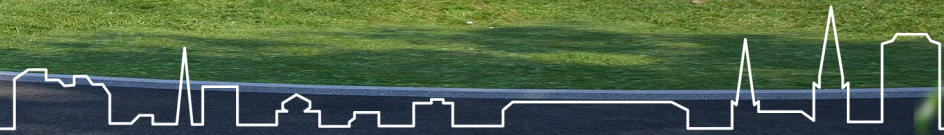




SHORTLAND
HORNE

Trusted
Property Experts



30 Leamington Road
CV3 6GG

30 Leamington Road

CV3 6GG

Nestled in the desirable suburb of Stivichall, this stunning three-bedroom detached bungalow on Leamington Road is a remarkable new build by the award-winning developer O Flanagan Homes. Spanning an impressive 1,797 square feet in a private gated development, this property is designed for modern living while embracing sustainable practices.

As you step inside, you will be greeted by a spacious and inviting interior, featuring underfloor heating throughout the ground floor, ensuring warmth and comfort in every season. The heart of the home is undoubtedly the exquisite kitchen, which boasts a Simply Burbidge Chartwell Faux In-Frame design, complemented by Blum soft-close cabinetry and luxurious Calacatta Gold quartz worktops. For those who enjoy culinary delights, the kitchen is equipped with high-quality Caple integrated appliances, including a fridge/freezer, wine cooler, and dishwasher, along with a Neff slide-in oven. A Quooker boiling water tap adds an extra touch of convenience.

The principal bedroom and the second bedroom both feature fitted wardrobes, providing ample storage space while maintaining a sleek aesthetic. The bathrooms are designed with modern fixtures, ensuring a stylish and functional space for relaxation.

This bungalow is not only a beautiful home but also a testament to sustainable living. It includes Vaillant air source heat pumps, PV panels, electric vehicle charging points, and battery storage for energy efficiency. Additionally, the property comes with a 10-year structural warranty and an intruder alarm system, offering peace of mind for its future occupants.

With its contemporary design, thoughtful features, and prime location, this bungalow is an exceptional opportunity for those seeking a modern lifestyle in a sought-after area. Do not miss the chance to make this remarkable property your new home.



MANOR



Dimensions

GROUND FLOOR

Entrance Hall

Master Bedroom

4.24 x 3.05

Dressing Room

Ensuite

Kitchen/Family/Dining
Room

7.66 x 7.58

Snug

3.83 x 3.61

Bedroom Two

4.21 x 3

Bedroom Three/ Study

3.01 x 2.6

Cupboard

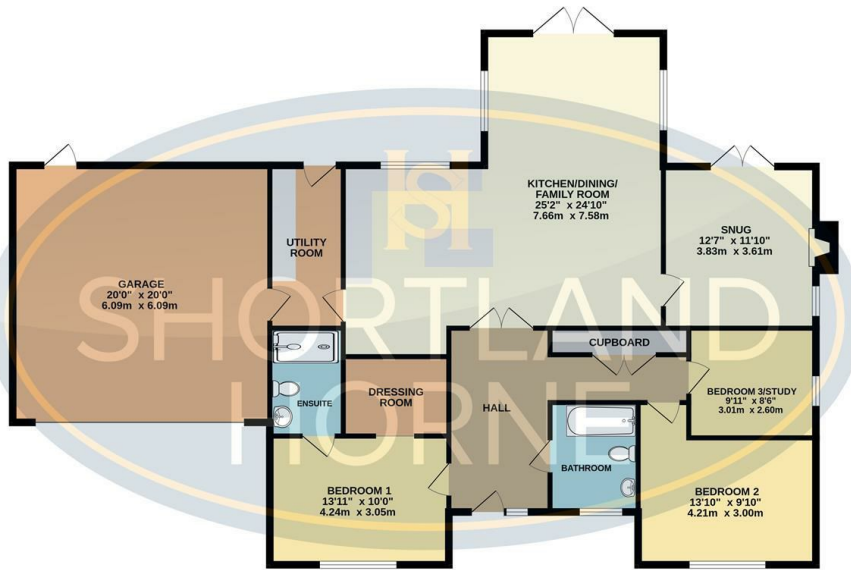
Family Bathroom

Garage

4.24 x 3.05

Floor Plan

GROUND FLOOR
1797 sq.ft. (167.0 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (167.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepa ©2025

Total area: 1442.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

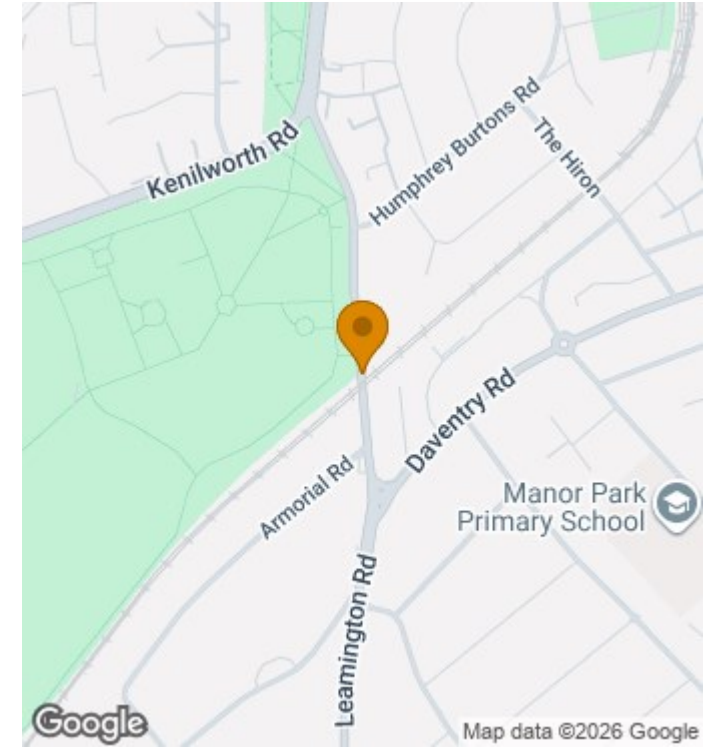
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

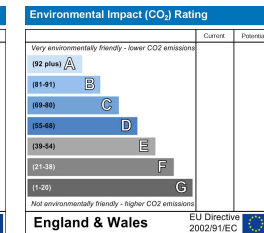
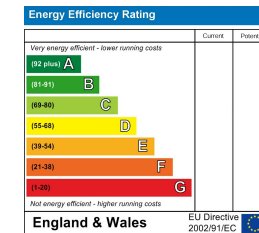
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



Trusted
Property Experts

02476 222 123

lettings@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne