



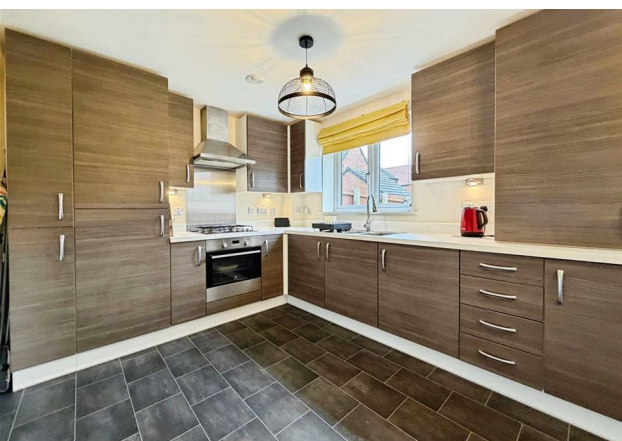
PENTLAND CROWN PLACE, OAKLEY GROVE

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FOR SALE



A modern and stylish end-terrace family home, built by AC Lloyd, in 2017 on the Oakley Grove development of Harbury Lane. The property comprises; an entrance hall, a downstairs WC, living room and a full-width kitchen diner, positioned at the rear of the property. The first floor has three bedrooms and a family bathroom. At the front, there are two off-street car parking spaces, whilst at the rear there is a Westerly facing garden. The location is just South of Leamington Spa and has good access to the M40, Jaguar Landrover and the Leamington train station. The property is being offered no-onward chain and also can be bought at 30% shared ownership if required.

It's in the details...

Entrance Hall

A composite entrance door with central window leads into the hallway which has tile effect vinyl flooring, feature wallpaper wall, electric consumer unit, a carpeted staircase leads to the first floor which has two uPVC double glazed windows along the stairs, an under-stairs storage cupboard, a radiator and doors through to the lounge, kitchen diner and guest WC.

Guest WC

The pedestal hand wash basin with chrome mixer tap, a toilet, radiator, feature wallpaper wall, an extractor, vinyl flooring and a uPVC double glazed window.

Lounge

The living room has a feature wallpaper wall, a radiator and a uPVC double glazed window to the front elevation.

Kitchen Diner

Fitted with a stylish kitchen with brushed handles, square edge white worktop, a Blanco 1 1/2 V stainless steel sink with mixer tap and drainer. Under cabinet lighting, a fitted oven, a four ring gas hob, and extractor and stainless steel splashback. There is a fitted fridge freezer, a fitted washing machine, a large cupboard housing the gas boiler. There is a uPVC double glazed window overlooking the garden, there is a radiator, there is a feature bookshelf wallpaper wall and ample space for a dining table. French uPVC doors lead to the garden.

Landing

A carpeted landing which has two storage cupboards, a uPVC double glaze window and a loft hatch. Doors lead to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom which has a feature wallpapered wall, double fitted wardrobe, a radiator and a uPVC double glazed window looking over the garden.

Bedroom Two

A spacious double bedroom, which has a feature wallpapered wall, a radiator and a uPVC double glazed window looking over the drive to the front.

Bedroom Three

A good size bedroom, which has a radiator, stairwell boxing and a uPVC double glazed window to the front elevation.

Bathroom

Fitted with a modern white suite comprising; a bath with chrome mixer tap that has a handheld shower attachment and glass shower screen. There's a pedestal hand wash basin, with a mixer tap, a toilet, a radiator, an electric shaver point, an extractor and a uPVC double glazed window. Tiled splash-back.



Garden

Really good size garden which has an area of patio and a paved path leads to the hardstanding for the shed. As a large lawn with perimeter planting and a small tree, the garden is enclosed with timber fencing.

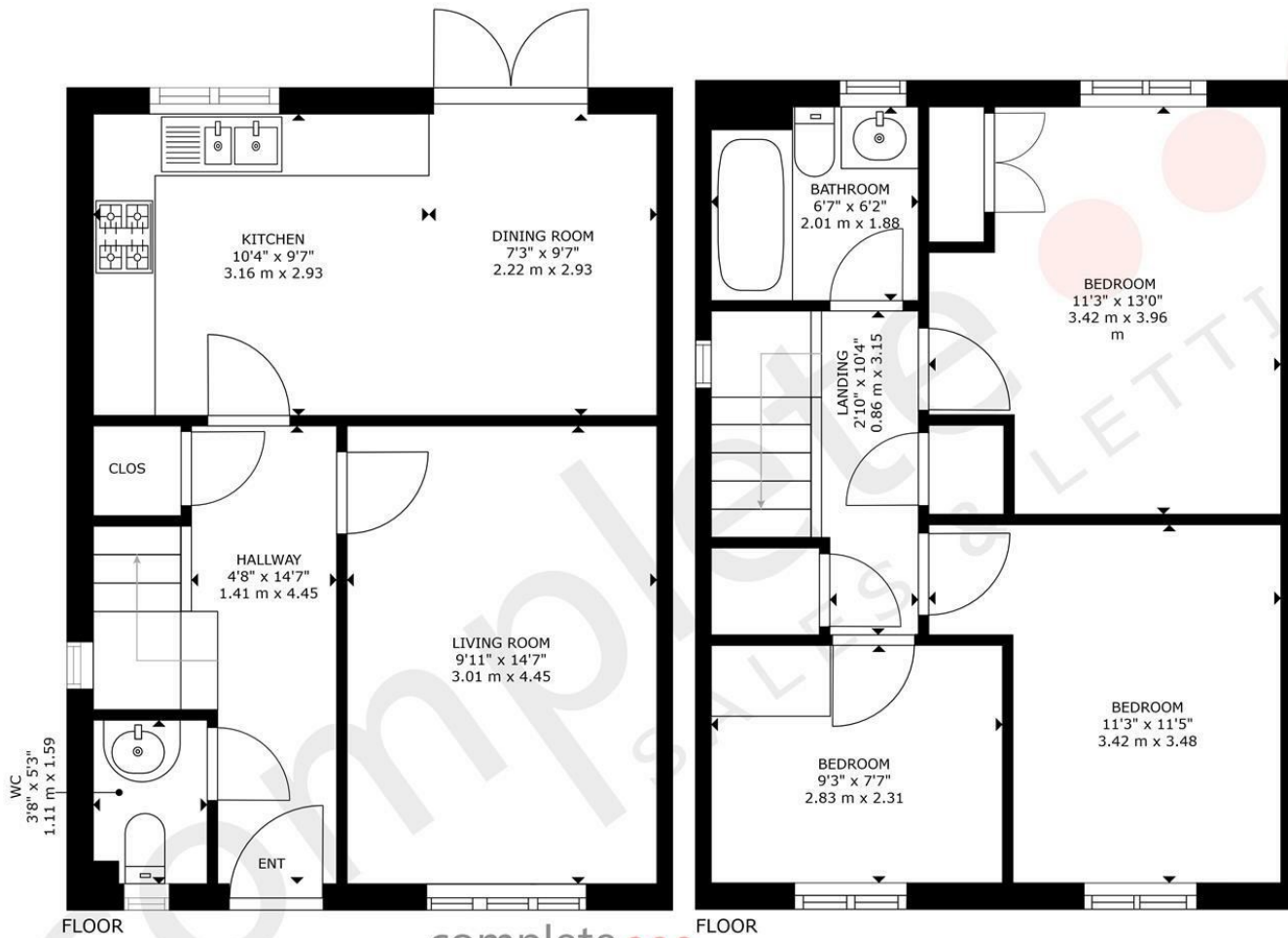
Front & Parking

The two car parking spaces side-by-side to the front there's areas of pathway that lead to the tiled storm porch and entrance door. And a tile pathway leads to the gate to the rear garden. There is a deep flower bed to the front, which is full of evergreen planting.

Location

Oakley Grove is a modern AC Lloyd development located off Harbury Lane, on the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities in this vibrant town. Located in a highly desirable area on an attractive newly built estate, Oakley Grove, which has greenery and children's play areas. The Tachbrook Country Park is just a walk away, giving great walks & views across the Warwickshire countryside. The location benefits from great excellent transport links with the M40. Leamington Spa offers an abundance of independent boutiques and chain retailers, a thriving social scene, excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being fantastic for all ages. But locally is the Oakley Wood Secondary School and several primary & nursery schools- both old and new not far from this home.





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GROSS INTERNAL AREA
 FLOOR 1: 441 sq. ft, 40 m², FLOOR 2: 449 sq. ft 41 m²
 TOTAL: 890 sq. ft 81 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

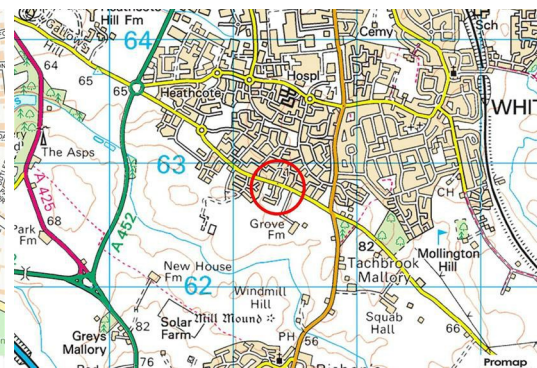
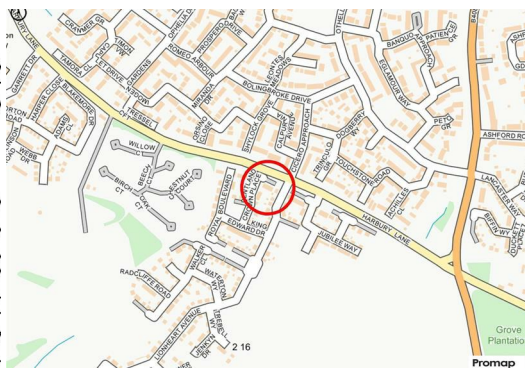
The Leamington Property Expert





- AC Lloyd Built 2017
- End Terrace
- West Facing Garden
- Lounge
- Oakley Grove Development

- Three Bedroom
- Two Parking Spaces
- No Chain
- Kitchen Diner
- Remaining NHBC Guarantee



PENTLAND CROWN PLACE, LEAMINGTON SPA

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	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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