



MONTGOMERY ROAD, WHITNASH

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A stunning ex-show home built by Messrs AC Lloyd in 2000, set on a favourable plot with green views to the front and a landscaped West facing spacious garden. The home which has been upgraded over the years included; hallway, guest WC, re-fitted kitchen, lounge/diner, study, four bedrooms, an en-suite and family bathroom. Has extended parking for 3-4 cars, garage and uPVC double glazing. Great location in Whitnash and proves to be very popular due to transport links such as the M40, and great schools catchments. Also not far from the train station.

It's in the details...

Hallway

A modern composite entrance door, with four squared windows leads to the hallway, which has grey timber effect laminate flooring, a radiator, a carpeted staircase leads to the first floor there are doors through to the lounge diner, kitchen, and guest WC.

WC

With a continuation of the timber effect laminate flooring, there is a toilet, radiator and a uPVC double glazed window.

Kitchen

Being re-fitted by the current owners to include a dove grey style heritage kitchen, with copper antique style handles. There's mottled squared edge worktops, which includes copper style sunken sink with surface mounted mixer tap, a fitted Zanussi oven, with a black glass four ring Zanussi gas hob over, a black glass splash-back and an extractor. Space and plumbing for a washing machine, a fitted dishwasher, space for an upright-fridge freezer, there is a display cabinet, under-cabinet lighting, white brick bevelled edge splash-back tiling and a uPVC double glazed window with a great view of the green to the front. There is also timber effect laminate flooring, a radiator, kickboard lighting and a cupboard housing the gas boiler.

Lounge Diner

With timber effect laminate flooring, a central gas feature fireplace with painted timbers around. There are two radiators, under stairs storage cupboard, uPVC double glaze French doors to the garden as well as a uPVC double glazed window. Door through to the study.

Study

With a continuation of the timber effect laminate flooring, there is a radiator and a uPVC double glazed window.

Landing

A carpeted landing, with doors through to the four bedrooms, family bathroom and airing cupboard with the hot water tank and shelving. Loft hatch to the part-boarded loft, which has a pull down ladder.

Bedroom One

A spacious double bedroom with timber effect laminate flooring, a feature painted wall, a radiator, a wall of wardrobes and a uPVC double glazed window with a pleasant outlook of the green. There is a storage cupboard upstairs and a door through to the en-suite.

En-Suite

Fitted with a glass shower cubicle with bi-folding door and an electric shower. Corner vanity storage unit, with sunken white sink and chrome taps. There is a toilet, tiled splash-backs, a fitted mirror with mirror light, a chrome towel radiator, an extractor and a uPVC double glazed window.

Bedroom Two

A spacious double bedroom, with timber effect laminate flooring, a radiator and a dormer uPVC double glazed window.



Bedroom Three

A double bedroom with timber effect laminate flooring, a radiator and a uPVC double glazed window overlooking the garden.

Bedroom Four

Timber effect laminate flooring, a timber Velux window with a fitted blind and there is a radiator.

Bathroom

Fitted with a white double-ended bath that has a central chrome mixer tap, a mains shower over with glass bi-folding door. There is a pedestal hand wash face and a chrome mixer tap, a toilet, a chrome car radiator, and LED mirror, tiles/packs and flooring. Down-lights, an extractor and a uPVC double glazed window.

Rear Garden

With a large area of lawn, timber decking with decks raised bedding boxes. There is a circular patio and further decking to the rear. A rustic timber-built bar with work surface, shelves and electrics. There is timber fencing and gate to the front.

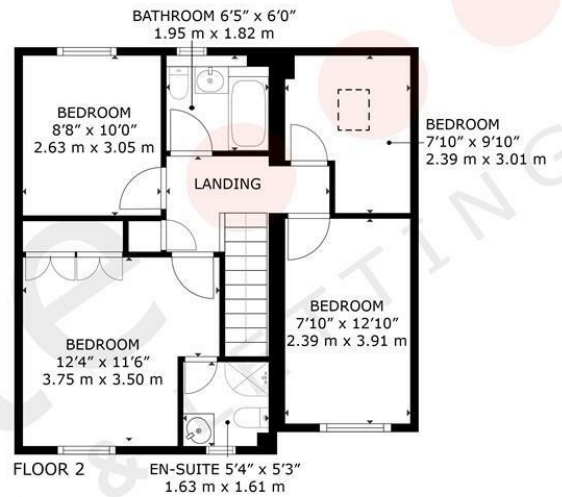
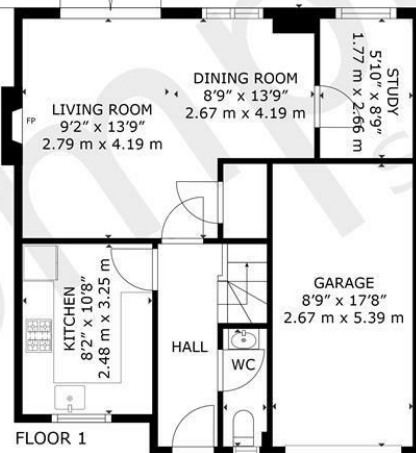
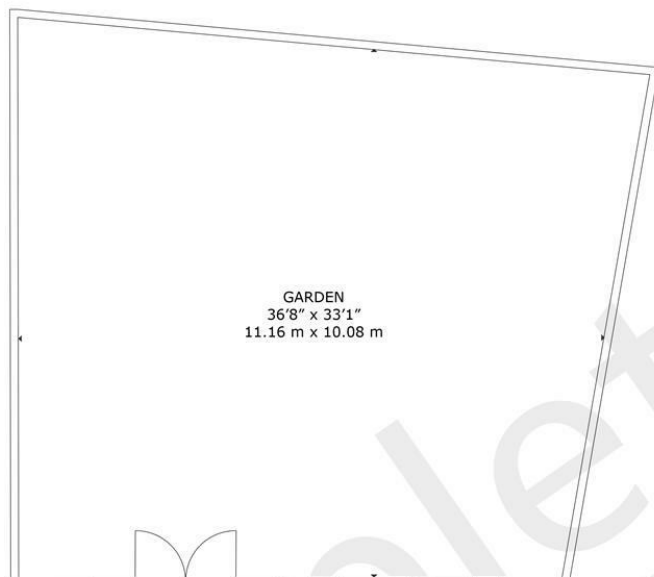
Parking & Garage

Off-road parking for 3 - 4 cars and a garage, with up-and-over door, power and lighting.

Location

Montgomery Road forms part of Walnut Grove, a popular AC Lloyd development within this well-regarded residential area within Whitnash, just off Tachbrook Road, which is well served with excellent local amenities including shops, post office, primary school, public house, St. Margaret's Church, St Josephs and Methodist Church and sports club. The property is also in catchment for the new secondary school- Oakley Grove. The





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GROSS INTERNAL AREA
FLOOR 1: 481 sq. ft, 45 m², FLOOR 2: 579 sq. ft, 54 m²
TOTAL: 1,060 sq. ft., 98 m²
EXCLUDED AREAS: GARAGE: 155 sq. ft, 14 m², GARDEN: 1,225 sq. ft, 114 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

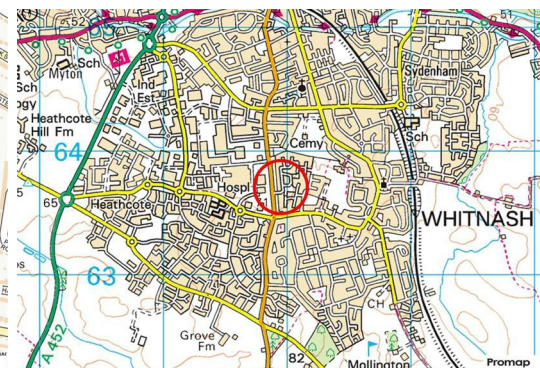
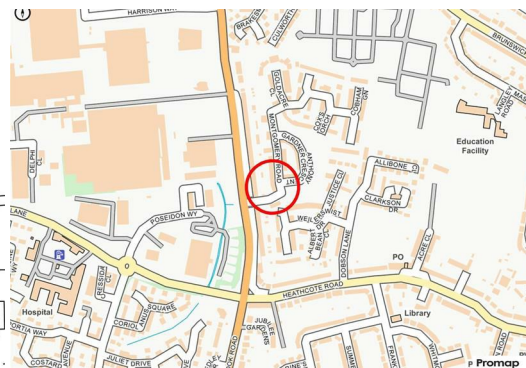


towns of Leamington Spa and Warwick lie within approximately two and three miles respectively and easy access is offered to the M40 providing a fast commuter link. Great location for Jaguar Land Rover and Aston Martin employees with Gaydon just 10 minutes away.



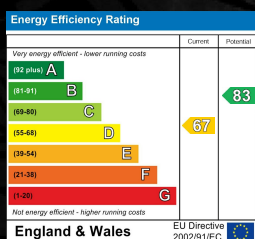
- A Stylish Detached
- Four Bedrooms
- Lounge Diner & Study
- Family Bathroom & En-Suite
- Sunny West Facing Garden

- AC Lloyd Built 2000
- Re-Fitted Kitchen
- Facing Green
- Garage & Parking
- Popular Whitnash



MONTGOMERY ROAD, LEAMINGTON SPA

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



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