







Extended, three bed, semi.

42 St. Catherines Crescent
Whitnash
Leamington Spa
CV31 2LA

MARGETTS
ESTABLISHED 1806

Price Guide £357,000

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A delightful and mature, traditional extended semi-detached family home enjoying a southerly aspect and superb position at the end of this sought after cul-de-sac setting. Enjoying a good sized rear extension and conservatory. The property offers well planned, spacious three bedroom accommodation with the added benefits of a conservatory, two separate reception rooms and ground floor cloakroom.

Recess porch with double glazed front door and matching side windows opens into the

RECEPTION HALL
with radiator and under stairs storage and useful cupboard.

Door opening to

CLOAKROOM
with WC with low-level suite and wash hand basin with mixer tap, extractor fan, down lighter, and obscured double glazed window.

LOUNGE - FRONT
13'10" into bay x 12'2" max
with timber affect flooring, radiator, double glazed window, shelving flanking the chimney breast and the room features a wood burner with hearth and mantle over.

EXTENDED DINING ROOM
19'6" x 9'11" excl. recess reducing to 8'7"
With fitted cupboards and shelving flanking the chimney breast, radiator, downlighters, and double glazed patio doors opening into the conservatory. Return arch to the

CONSERVATORY
14'9" x 7'3"
with double glazed windows and doors.

EXTENDED FITTED KITCHEN
13'7" x 7'10"
Enjoying roll edge work surfacing incorporating a five ring gas hob and a one and a quarter bowl single drainer, stainless steel sink unit with mixer tap. Comprehensive range of drawers and base units with wine storage rack and eye-level wall cupboards above. Space currently used for dishwasher recess suitable for an American style fridge freezer. Range of ladder cupboards incorporating a polite storage in spice rack and the doubleoven. The wall Head incorporate downlights and under unit lighting. Cooker Hood, and ceiling downlights.

Staircase from the reception hall leads to the

FIRST FLOOR LANDING
with access to the roof space, and obscured double glazed window to the side.

BEDROOM ONE - FRONT
14'7" x 9'9" excluding door recess
with radiator and double glazed window.

BEDROOM TWO - REAR
11'6" max inc. wards x 11'0"
The measurements include a four door range of fitted wardrobes, radiator and double glazed window to the rear.

BEDROOM THREE - FRONT
8'0" x 8'7"
with double glazed window enjoying views down St Catherines Crescent, double glazed window and radiator.







REFITTED BATHROOM

has a white suite with "P" shaped bath having adjustable shower and rain shower over, wash hand basin with mixer tap and double door cupboard beneath and low-level WC with concealed cistern, large tiled areas, obscured double glazed window, and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a block paved driveway. Access along the side of the property via a timber garden gate to the

REAR GARDEN

which offers a large patio area, shaped lawn with perimeter border and raised bed and timber garden shed.

GENERAL INFORMATION

The property is freehold and all main services are connected.









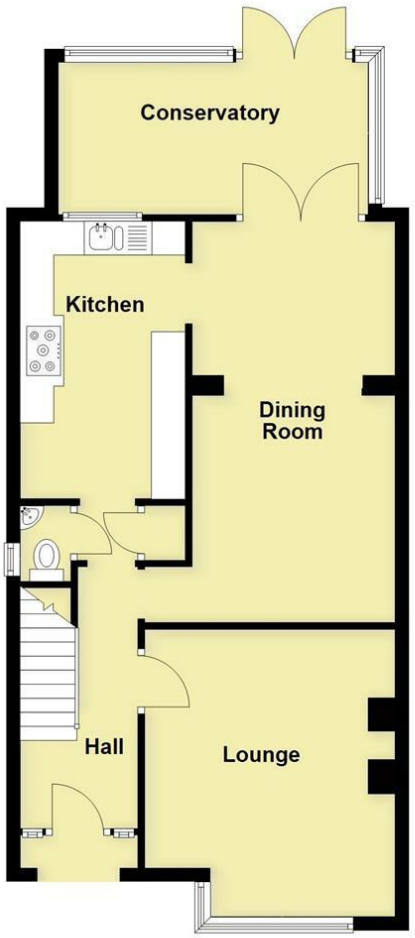


42 St. Catherines Crescent, Whitnash, Leamington Spa, CV31 2LA



Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)





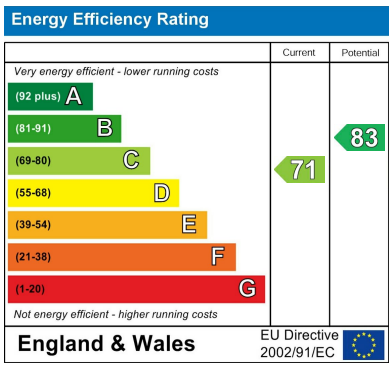
First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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