



36 Lady Grey Avenue

Leamington Spa, CV34 6FH


Spa Estates
— est. 1986 —









































36 Lady Grey Avenue

A well-presented four-bedroom detached family home situated in the popular residential development of Warwick Gates, Heathcote, Warwick. The property offers well-proportioned accommodation arranged over two floors, together with off-road parking, garage and an enclosed rear garden.

Lady Grey Avenue forms part of the established Warwick Gates development, conveniently positioned for access to Warwick and Leamington Spa town centres, local schools, shops and everyday amenities, together with excellent road and transport links.

Entrance Hall

A welcoming entrance hall with front entrance door, staircase rising to the first floor and access to the principal ground-floor accommodation.

Living Room / Dining Room

A well-proportioned reception room providing a comfortable principal living space, with windows overlooking the front elevation. Dining area with French doors onto the garden.

Kitchen

Recently fitted with a range of wall and base units, complementary work surfaces, sink with mixer tap and space for a range of appliances.

Utility

Space for washing machine and drier. Practical worktop and combi boiler above.

Cloakroom/WC

Fitted with a low-level WC and wash hand basin.

Bedroom One

A generous principal bedroom benefiting from a window overlooking the front elevation, built in wardrobe and radiator. En-suite shower room.

Bedroom Two

A further well-proportioned double bedroom with window overlooking the front elevation and radiator. Built in wardrobe.

Bedroom Three

A good-sized third bedroom with window to the rear of the property.

Bedroom Four

A versatile fourth bedroom providing useful additional accommodation, ideal as a child's bedroom, guest room, nursery or study.

Family Bathroom

A family bathroom fitted with a suite comprising shower over bath, wash hand basin and low-level WC, together with complementary tiling.

Outside – Front

The property is approached via a paved pathway leading to the front entrance, with an attractive frontage and access to the driveway and garage.

Parking / Garage

The property benefits from a private driveway providing off-road parking and access to the garage, offering useful additional storage and parking facilities.

Rear Garden

The enclosed rear garden provides a pleasant private outside space, offering a combination of lawned and paved areas. The garden is enclosed by brick walls and fencing which provides an ideal setting for outdoor dining, entertaining and family use.

Location – Warwick Gates, Heathcote, Warwick

Warwick Gates is a popular modern residential development situated in Heathcote, to the south of Warwick and conveniently positioned between Warwick and Royal Leamington Spa.

The area offers a good range of local amenities, including shops, schools, recreational facilities and everyday services, with further shopping, dining and leisure facilities available in Warwick and Leamington Spa.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its beautiful Regency and Victorian architecture, tree-lined avenues, parks and gardens, the town offers an excellent choice of high-street and independent shops, restaurants, cafés and bars.

For commuters, the property is conveniently located for access to the surrounding road network. Leamington Spa railway station provides regular rail services to Birmingham, Coventry, Warwick and London, while the M40 motorway is readily accessible.

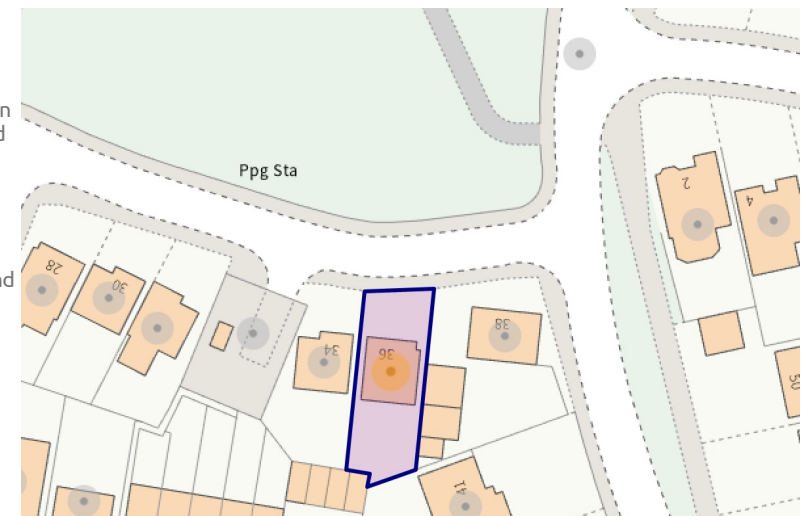
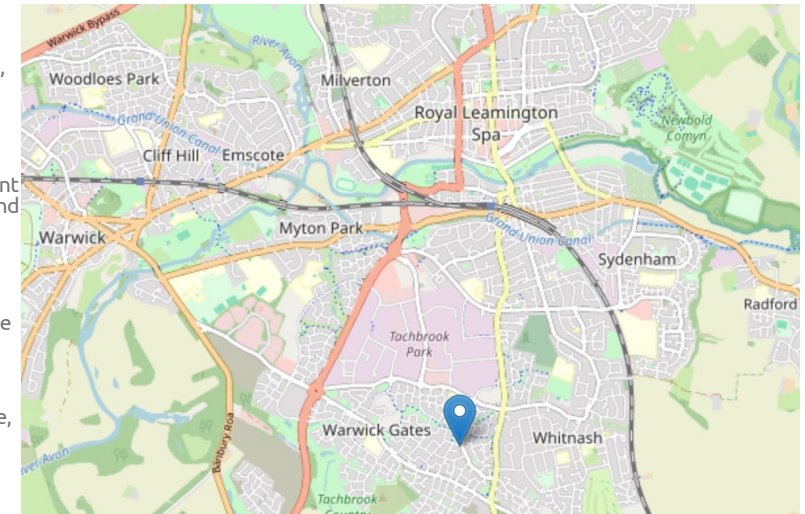
Services Mains water, gas, electricity, drainage and telephone.

Tenure Freehold.

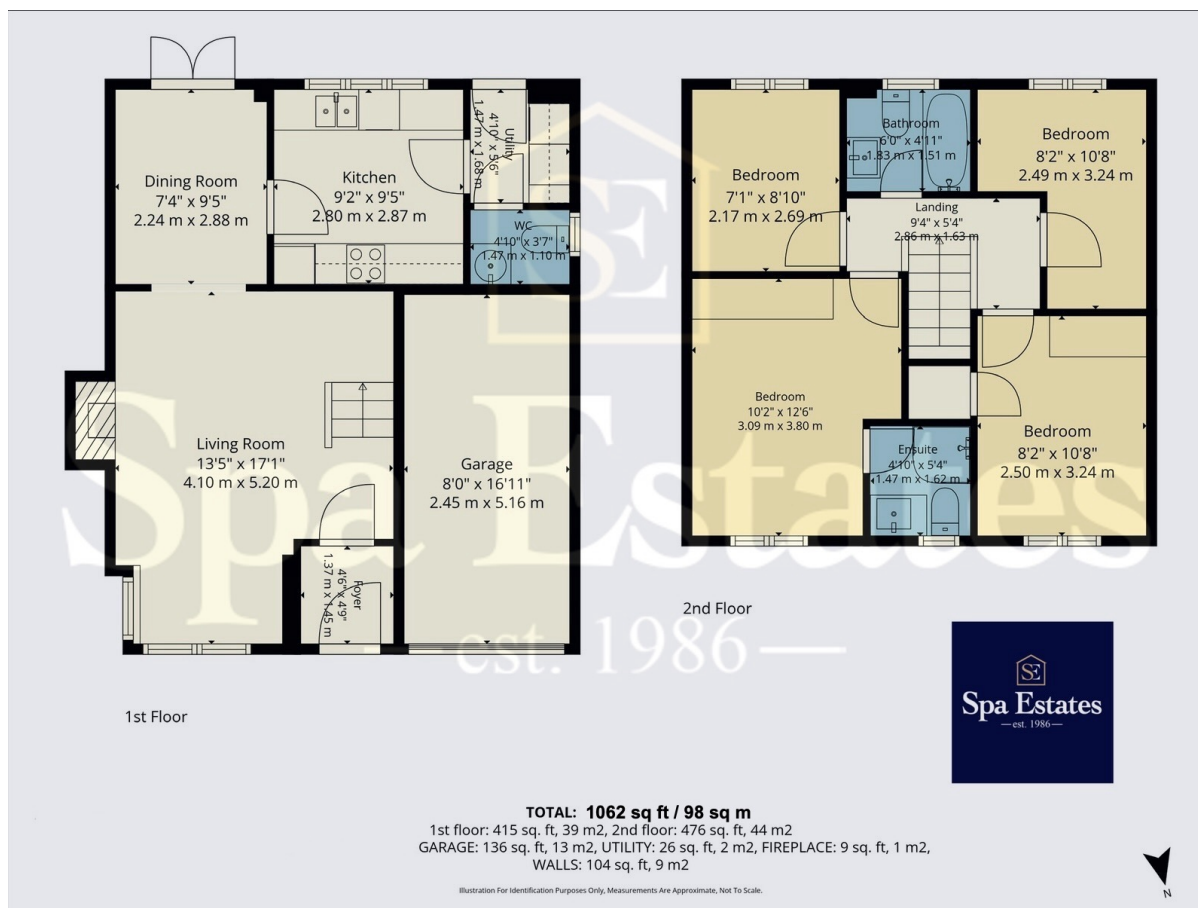
Local Authority Warwick District Council.

Viewing Arrangements Strictly via the vendors' sole agents Spa Estates on 01926 754080.

Website spaestates.com







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



Spa Estates

01926 754080

info@spaestates.com

spaestates.com

7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL

