



**Connells**

Fieldgate Lane  
Whitnash Leamington Spa



## Property Description

Upon entering, you are welcomed by a bright and spacious entrance hallway, leading to two separate reception rooms, currently used as a lounge and home office - perfect for flexible family living or remote working. To the rear, a stunning extended kitchen/diner/family room creates the heart of the home, complete with doors opening out to the rear garden. A separate utility room adds to the practicality of the space.

Upstairs, there are four fantastic-sized bedrooms along with two well-appointed family bathrooms, offering comfort and convenience for all the family.

Externally, the property boasts a well-maintained rear garden, featuring mature shrubs to the borders, attractive seating areas ideal for outdoor dining and entertaining, and a door providing access to a double garage, offering excellent storage or potential for further use.

## Approach

Via a driveway offering off road parking with a mature garden and a pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway having stairs rising to the first floor with a double glazed window to the front and side elevation.

## Cloakroom

Having a generous understairs storage cupboard, a low level W/C, wash hand basin and radiator.

## Study

7' 8" x 7' 10" ( 2.34m x 2.39m )  
Having radiator, window to the front elevation.

## Lounge

Spacious light and airy lounge having a feature fire place, two radiators, a double glazed window to front elevation and French doors leading to the garden.

## Dining Area

10' 9" x 11' 11" ( 3.28m x 3.63m )  
Having window to the rear elevation opening into the kitchen area.

## Kitchen Area

7' 5" x 22' ( 2.26m x 6.71m )  
Fitted kitchen having wall and base mounted units with complimentary work surfaces over, asterite one and half sink and drainer unit, plumbing for dishwasher, electric over and hob windows to the rear and side elevations and a door leading to the rear garden.

## Utility Room

7' 6" x 6' 3" ( 2.29m x 1.91m )  
Fitted with wall and base units with wall units and work surfaces. Providing space for a washing machine, tumble dryer and a fridge/freezer. With a double glazed window to side elevation.

## Landing

The stairs lead from the hallway. Having an airing cupboard and additional storage cupboard, a radiator and access to the two lofts space, one being fully boarded whilst the other is just insulated. With doors to all bedrooms and the family bathroom.

## Bedroom One

10' 11" x 11' 8" ( 3.33m x 3.56m )

Double bedroom having built-in wardrobes, a radiator and a double glazed window to rear elevation.

## Bedroom Two

10' 1" x 10' 7" ( 3.07m x 3.23m )

Double bedroom having a fitted wardrobe and chest of drawers, a radiator and a double glazed window to rear elevation.

## Bedroom Three

9' 7" x 9' 7" ( 2.92m x 2.92m )

Double bedroom having a radiator and a double glazed window to front elevation.

## Bedroom Four

15' 5" x 7' 6" ( 4.70m x 2.29m )

Double bedroom having built-in wardrobes, a radiator and double glazed window to side and rear elevations.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/c. Having fully tiled walls, a radiator and a double glazed window to front elevation.

## Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and a low level W/c. Having a radiator and double glazed window to front elevation.

## Outside

### Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed. Comprising a patio area with a door leading to the garage and a side gate leading to the front of the property. Benefitting from a Summer House benefitting from power.

### Parking

Driveway providing off road parking.

### Garage

20' 2" x 18' 8" ( 6.15m x 5.69m )

Double garage, having power, light and an up and over door.

## Agent's Note

We advise the property has been extended. The extension was done historically (approx 40 years ago) and our sellers advised necessary planning permission was obtained.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 01926 881 441**  
**E leamingtonspa@connells.co.uk**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA314219](http://connells.co.uk/Property/SPA314219)**



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314219 - 0008