



Connells

Landor Road
Whitnash Leamington Spa

Landor Road Whitnash Leamington Spa CV31 2JZ

for sale offers over
£350,000



Property Description

Offered to the market with no onward chain, this four-bedroom semi-detached family home presents a fantastic opportunity for buyers seeking generous and versatile living accommodation.

To the front of the property is a driveway providing off-road parking and leading to the front door, which opens into a welcoming entrance hallway with stairs rising to the first floor.

To the left is a versatile reception room, currently being used as a bedroom, making it ideal for multi-generational living, a home office, or additional living space.

The hallway continues through to the kitchen, which opens into a bright and spacious garden room. This area benefits from a downstairs WC and features doors leading out to the rear garden as well as through to the lounge, creating a practical and flowing layout ideal for modern family life.

To the first floor, there are three well-proportioned bedrooms, served by a family bathroom. Stairs rise to the top floor, where a loft conversion provides the fourth bedroom, offering excellent additional accommodation.

Externally, the property boasts a large rear garden, mainly laid to lawn, providing ample outdoor space for families and entertaining. The garden also offers access to a substantial garage, ideal for storage or further potential (subject to relevant permissions).

Approach

Via a driveway to the front

Entrance Porch

With a door leading to;

Entrance Hallway

With stairs rising to the first floor and doors to the additional reception room, lounge and kitchen.

Reception Room

13' 6" x 11' 9" (4.11m x 3.58m)

With a radiator and a double glazed window to front elevation.

Lounge

14' 5" x 10' 8" (4.39m x 3.25m)

Spacious light and airy lounge consisting of a radiator and a double glazed window to rear elevation. With a sliding door leading into the dining room.

Dining Room

10' 1" x 13' 9" (3.07m x 4.19m)

With a sliding door leading to the downstairs W/C and a door leading to the garden.

Downstairs W/C

Fitted with a wash hand basin and a low level W/C.

Kitchen

10' 9" x 6' 4" (3.28m x 1.93m)

Fitted with wall and base units with work surfaces over and fully tiled walls, incorporating a sink and drainer unit. Providing space for appliances and comprising a pantry cupboard, a double glazed window to rear elevation and a door to the dining room.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and stairs rising to the second floor.

Bedroom One

14' 10" min x 10' 3" max (4.52m min x 3.12m max)

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

Bedroom Two

13' 9" max x 10' 4" max (4.19m max x 3.15m max)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 2" x 7' 2" (1.88m x 2.18m)

With a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. There is a cupboard housing the central heating boiler and the hot water tank???

Second Floor

Bedroom Four

20' 1" max x 10' 4" max (6.12m max x 3.15m max)

Generously sized double bedroom with restricted head height and benefitting from storage into the eaves, an electric radiator and double glazed windows to front and rear elevations.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with planted borders and a door leading into the garage.

Parking

Having a driveway to the front.

Garage

31' 2" x 8' 10" (9.50m x 2.69m)

Double garage with up and over door.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 128.7 m² (1,385 sq.ft.) approx

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.propertybox.io



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7-8 Euston Place
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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