



Leamington Drive, Idle,

£249,950

**** SEMI-DETACHED ** THREE BEDROOMS ** LANDSCAPED GARDEN **
** IMMACULATE THROUGHOUT ** CUL-DE-SAC LOCATION ** IDEAL FAMILY HOME **
** MODERN KITCHEN & BATHROOM ** OFF STREET PARKING ****

Offering fantastic "ready to move into" accommodation is this very well presented three bedroom semi-detached house.

Benefits from gas central heating, UPVC double glazing, newly fitted boiler and re-wire.

The family sized accommodation briefly comprises entrance hallway, lounge, stunning fitted dining kitchen. Three first floor bedrooms and a modern white house bathroom.

To the outside there is a beautiful landscaped garden and driveway.

***** VIEWING HIGHLY RECOMMENDED *****



Entrance Hall

Lounge

15'3"" x 12'0"" max (4.67m" x 3.68m" max)
Having a media wall with electric fire, radiator and French doors to dining kitchen.

Dining Kitchen

10'3" x 15'1" (3.12m" x 4.60m")
Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, integrated fridge freezer, part tiled walls, radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

14'2 x 8'7 (4.32m x 2.62m)
With radiator.

Bedroom Two

11'4 x 8'8 (3.45m x 2.64m)
With radiator.

Bedroom Three

9'6 x 6 (2.90m x 1.83m)
With radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a garden to the front, drive to the side with EV charging point and a landscaped garden to the rear.

Directions

From our office in Idle village take the right at the roundabout into New Street, proceed into Apperley Road, at the bottom at the junction with Leeds Road proceed straight ahead into Leamington Drive where the property will be seen displayed by our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

