



OWEN GROVE, WHITNASH

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FOR SALE



A semi detached home built by the builders Persimmon Homes in 2018 to 'The Souter' design on the very popular Mallory Grange development just off the Tachbrook Road in Whitnash. This 900 ft.² three floor home comprises: entrance hall, a living room, a guest WC and a fitted kitchen diner. First floor has two double bedrooms and the family bathroom. The final floor has a main suite comprising of a large bedroom with sliding mirror wardrobe and a spacious en-suite. The property benefits from a West facing landscaped garden, with a large patio and they have two parking spaces to the front side-by-side and it all faces woodland to the front. Remaining NHBC guarantee.



It's in the details...

Entrance

With Luxury vinyl tiled timber effect flooring, a radiator and the doorway through to the living room

Living Room

Which has a continuation of the luxury vinyl tile timber effect flooring, there is a radiator, a uPVC double glazed window to the front enjoying the Woodland view. There is under-stairs storage cupboard and a door through to the inner vestibule.



Inner Vestibule

With a continuation of the luxury vinyl tiled flooring, a carpeted staircase leads to the first floor, there was a door through to the guest WC and door through to the kitchen diner.

Guest WC

With a toilet, a pedestal hand-wash base & chrome mixer tap, a radiator, a feature painted wall and an extractor.

Kitchen Diner

With tile effect luxury vinyl tile flooring, a matte white fitted kitchen, with brushed handles, which includes dark worktops, a 1 & 1/2 bowl stainless steel sink with a mixer tap & drainer, a fitted washing machine, a fitted slimline dishwasher, a fridge freezer, and oven, a four ring gas hob, with a white splash-back and an extractor over. There was a cupboard Housing the logic Gas boiler. There is a uPVC double glazed window looking the garden, an area for a table, which has a radiator and uPVC double glazed French doors with fitted blinds to the garden.



Landing

A carpeted landing with painted timber balustrade and handrail, a further staircase leads to the second floor. There's a radiator, doors through to 2 bedrooms and a bathroom.

Bedroom Two

A spacious full-width double bedroom, with fitted sliding mirrored wardrobes, a radiator and two uPVC double glazed windows enjoying the woodland view.

Bedroom Three

A double bedroom with painted feature wall, a radiator and a large uPVC double glazed window overlooking the garden.

Bathroom

Fitted with a white suite comprising of a bath with a chrome mixer tap, an electric shower over and a glass shower screen. There's a pedestal hand-wash basin, with chrome mixer tap, a toilet, a radiator and a uPVC double glazed window.



Second Floor Landing

A carpeted mini landing, which has a timber door to the wardrobe/storage cupboard and door through to the main bedroom.

Bedroom One

A well appointed main bedroom with fitted book shelving, feature painted wall, mirrored sliding wardrobe and a uPVC double glazed dormer window, with a great view of the woodland to the front. There is a loft hatch to the part boarded loft and a door through to the en-suite.



En-Suite

A full width en-suite with glass shower enclosure that has a sliding door, a mains rainfall shower and a handheld attachment. There is a pedestal hand wash basin with a mixer tap, there is a toilet, a chrome towel radiator, a useful large shelf above the stairwell, and extractor and a timber Velux window.

Rear Garden

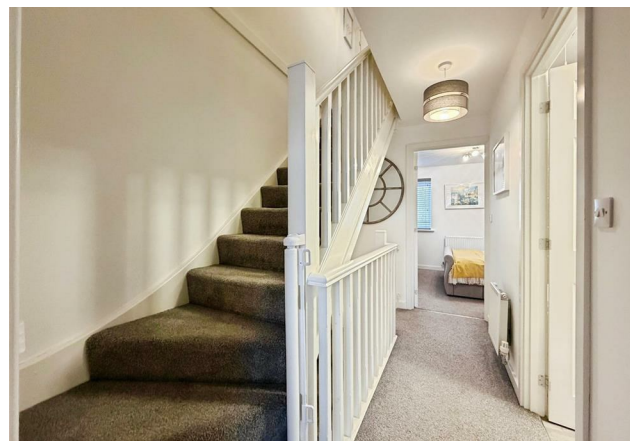
With a sandstone extended patio, lawn and timber built bedding boxes. The garden is enclosed with perimeter timber fencing, has an outdoor tap and lighting and pathway to the timber gate to the front.

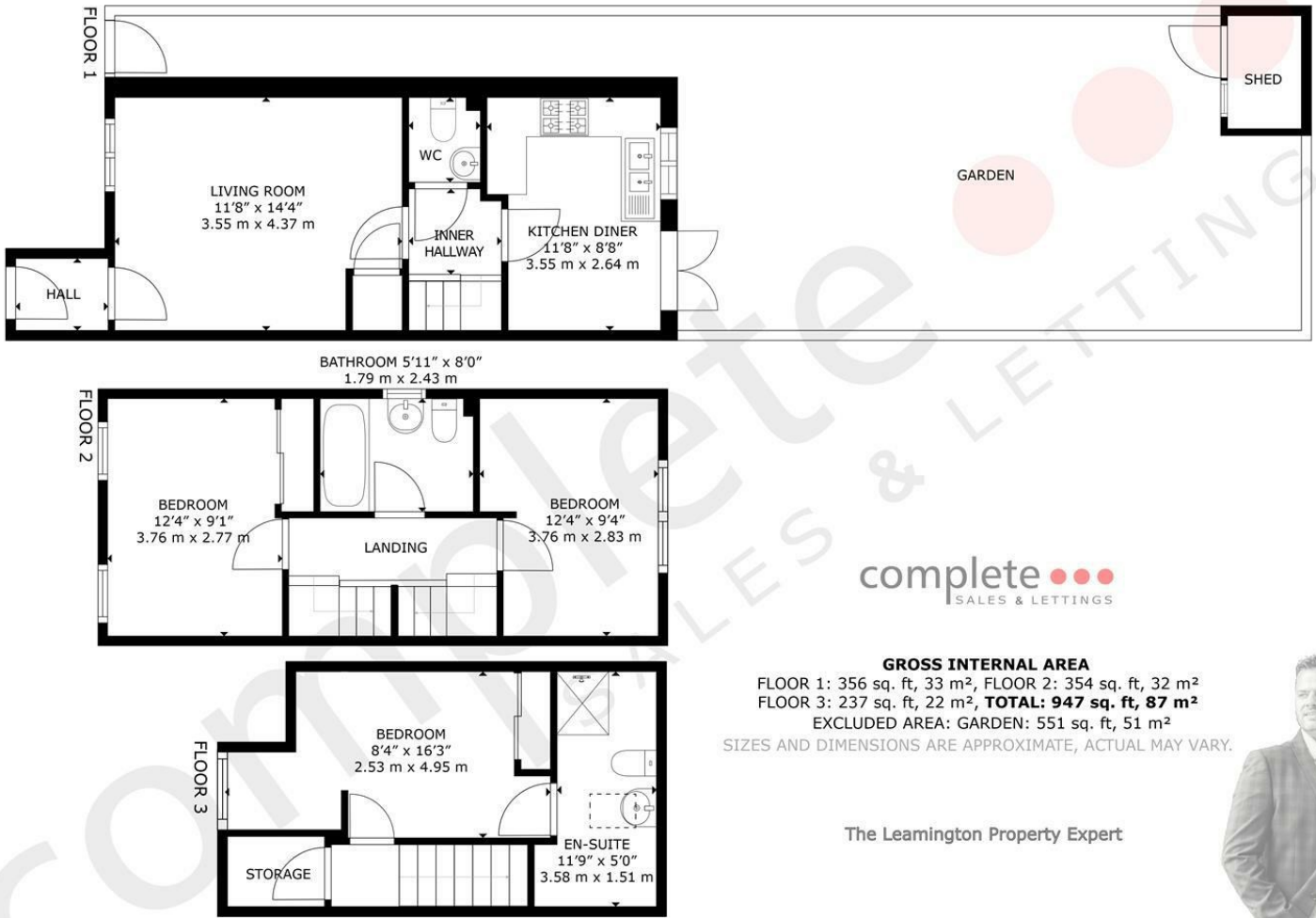
Parking

Two parking spaces, side-by-side to the front. There is a slated area and a pathway and a timber gate to the garden. An entrance door with an outside light.

Location

Owen Grove - is part of the highly successful development constructed by Persimmon Homes in 2018, Mallory Grange, being conveniently located for access to the town centre some two and a half miles distant, and close to a good range of local facilities and amenities including local shops available within Whitnash, schools for all grades and a variety of recreational facilities. Nestled on the outskirts of the Royal Leamington Spa, this highly anticipated development is close to the M40, which links to the A445 making a convenient location for those wishing to commute to Coventry, Birmingham and Stratford-upon-Avon. The Leamington train station is a short drive with direct lines to London Marylebone. Royal Leamington Spa, commonly known as Leamington Spa or Leamington, is a spa town in heart of Warwickshire named after the River Leam which flows through its centre. The natural spa springs were discovered and commercialised in the 19th century giving rise to its name, with Queen Victoria granting the town its new name of 'Royal' Leamington Spa in 1838. Nowadays, Royal Leamington Spa is as popular as ever and is a sought-after location in which to live. Its wide Regency boulevards, impressive Edwardian and Georgian





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GROSS INTERNAL AREA
 FLOOR 1: 356 sq. ft, 33 m², FLOOR 2: 354 sq. ft, 32 m²
 FLOOR 3: 237 sq. ft, 22 m², **TOTAL: 947 sq. ft, 87 m²**
 EXCLUDED AREA: GARDEN: 551 sq. ft, 51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

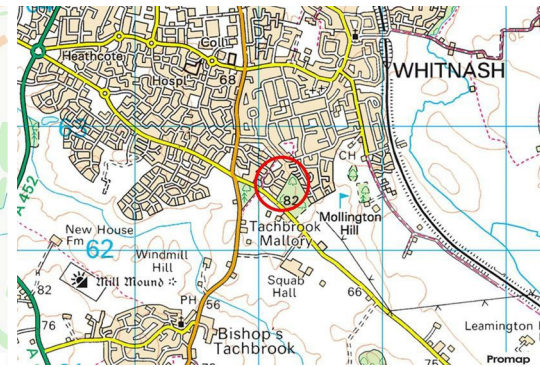
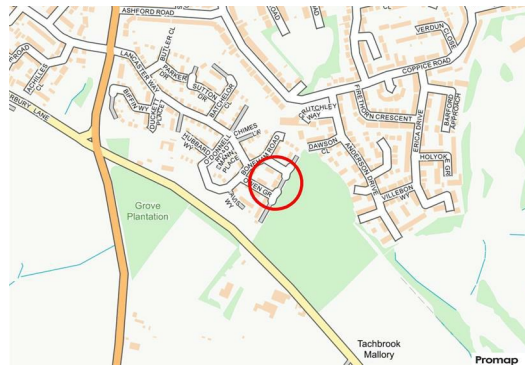


architecture, manicured parks and wealth of shops provide the perfect place to call home. There's also a wide choice of restaurants, bars and clubs and, as its name suggests, is home to some of the UK's best spa facilities. Mallory Grange – there's so much to do for all the family. There's an abundance of fun days out for all the family near Mallory Grange. Explore Jephson Gardens with its historic subtropical glasshouse, have fun with the family at Victoria Park or take part in some sporting activities at Newbold Comyn. Head to Leam Boat Centre to hire a rowing boat and view Leamington Spa from the water, or just take it easy and visit the Apollo Cinema to watch the latest blockbuster.



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FOR SALE

- Persimmon 'Souter' Design
- Three Double Bedrooms
- Living Room
- Guest WC
- Facing Woodland
- Three Storey 2018
- Two Bathrooms
- Kitchen Diner
- Two Parking Spaces
- Mallery Grange Development



OWEN GROVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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