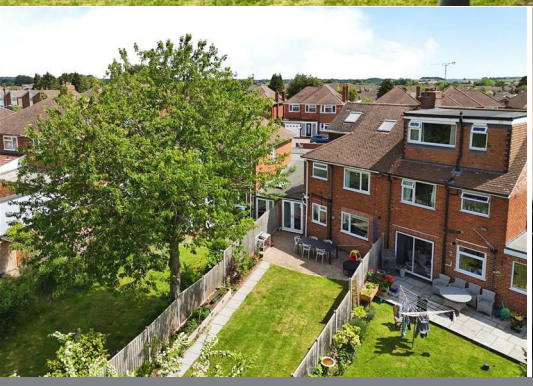

LANDOR ROAD, WHITNASH

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An attractive, well-presented 1950s semi-detached home, complete with a single-storey extension, garage conversion and loft conversion, situated on a popular road in Whitnash. In brief, the property offers: entrance hall, lounge, an open plan kitchen/dining/family hub, a playroom, a downstairs WC, four bedrooms, a family bathroom, an en-suite, rear garden, a useful garden office and a driveway. To appreciate the space which has been created, we highly recommend a viewing!

To view the ultimate 3D virtual twin of this home, which will give you an amazing perspective of the inside and outside, in a fully immersive online interactive viewing use - https://my.matterport.com/show/?m=mAv94uW5rwC

Entrance Hall
Featuring stylish wood-effect laminate flooring and ceiling spotlights, this welcoming hallway benefits from a central heating radiator and two convenient under-stairs storage cupboards. Doors lead to both the lounge and kitchen, with stairs rising to the first floor.

Lounge
A spacious and tastefully decorated living area featuring an elegant electric fireplace, central heating radiators, and a ceiling light point. The room includes a stylish TV unit and benefits from double-glazed windows to the front aspect, allowing for plenty of natural light.

Kitchen/Dining Room
This modern space features high-gloss cupboards, contrasting worktops, and tiled splashbacks. Includes a stainless steel double sink with mixer tap, Siemens induction hob, Neff double oven and grill, Hotpoint extractor fan, under-cabinet lighting, and an integrated dishwasher. Two rear-facing double-glazed windows, two central heating radiators, and ample room for a dining table and reading sofa complete the space.

Guest WC
With small hand wash basin and low-level flush WC tile flooring and central heating radiator spotlights to the ceiling and extractor fan .

Playroom
Featuring durable vinyl flooring and a central heating radiator, this space is enhanced by ceiling spotlights for a modern touch. Practicality is key, with a convenient storage cupboard housing the washing machine and an additional cupboard for the boiler. A double-glazed window at the front elevation ensures natural light, while a front-facing door offers easy access.

Landing
A fully carpeted and generously sized landing, featuring an obscured glass double-glazed window to the side elevation, allowing for natural light while maintaining privacy. Doors lead to three of the four bedrooms and the family bathroom. A staircase provides access to the loft conversion and the fourth bedroom.

Family Bathroom
Recently refurbished, the family bathroom has been tastefully modernised to a high standard. It features a low-level flush WC, a sleek ceramic hand basin with mixer tap set atop contemporary vanity drawers, and a stylish bath with a mixer tap and overhead rainfall shower. A glass shower screen and chrome heated towel radiator add a touch of elegance, while ceiling spotlights and an obscured glass double-glazed window to the rear elevation complete the space.

Bedroom One
A spacious double bedroom, fully carpeted and illuminated by ceiling spotlights. A double-glazed window to the front elevation allows for plenty of natural light, complemented by a central heating radiator for year-round comfort.

Bedroom Two
Second double bedroom currently utilised as a nursery with ceiling light point double glazed window to the rear elevation, fully carpeted and central heating radiator.

Bedroom Three
Bedroom Three is currently used as a home office but offers flexibility to serve as a nursery or guest room. It features a double-glazed window to the front elevation, a ceiling light point, and a central heating radiator, making it a bright and comfortable space.

Bedroom Four
A beautifully finished loft conversion, newly carpeted and thoughtfully designed for comfort and practicality. The space is brightened by two Velux windows and includes generous eaves storage cupboards. Additional features include a ceiling light point, central heating radiator, and a private door leading to the en-suite bathroom.

En-Suite Shower Room
Stylish en-suite shower room featuring a low-level flush WC, a ceramic hand basin with mixer tap and tiled splashback, and a fully tiled shower enclosure. Additional highlights include an extractor fan, central heating radiator, ceiling spotlights, and a Velux window that fills the space with natural light.

Garden Office
A fully insulated garden office, ideal for remote working or creative pursuits. Featuring wood-effect laminate flooring, ceiling spotlights, window overlooking the garden, this versatile space offers comfort and functionality. A separate door leads to a dedicated storage area—perfect for garden tools, bikes, and outdoor equipment.

Rear Garden
A generously sized, west-facing rear garden—perfect for enjoying afternoon and evening sun. Fully fenced for privacy, the space is laid to lawn with a patio area ideal for outdoor dining. Mature shrub and flower borders add colour and charm, while a paved pathway leads to the garden office.

Front & Parking
Parking on the driveway at the front of the property for two vehicles.

Location
The home is situated within Whitnash, just South of Leamington Spa. This family home sits

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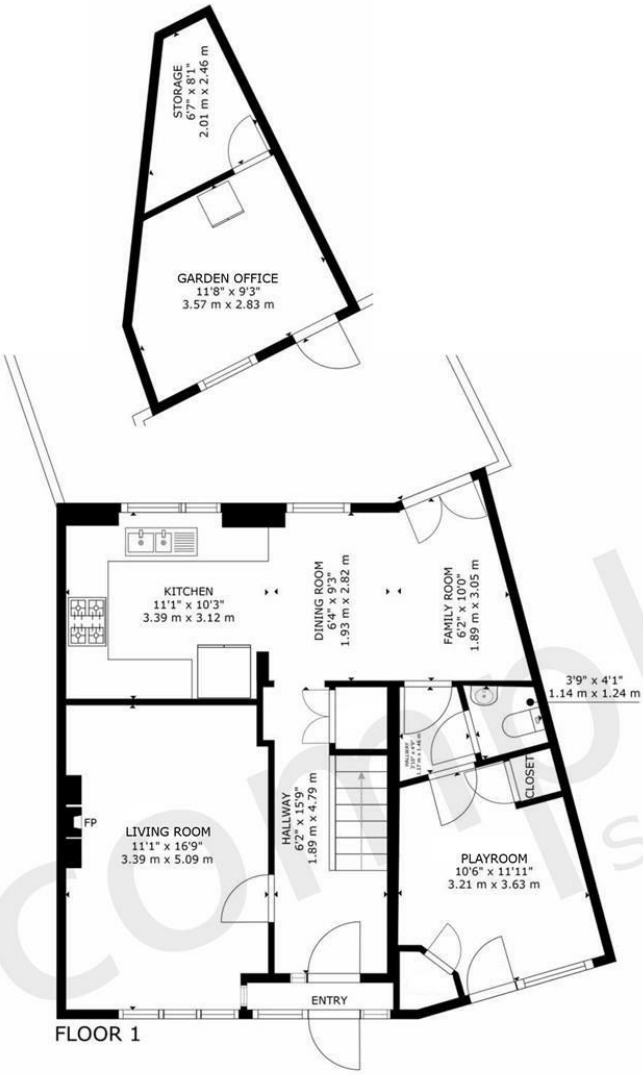
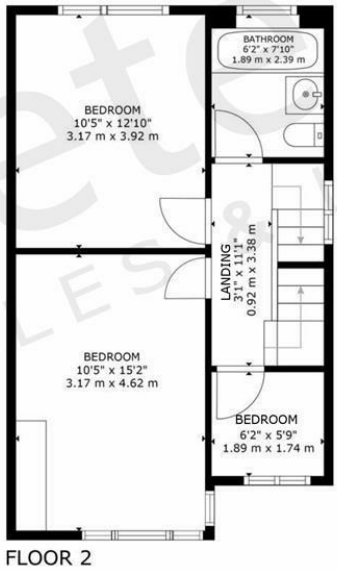
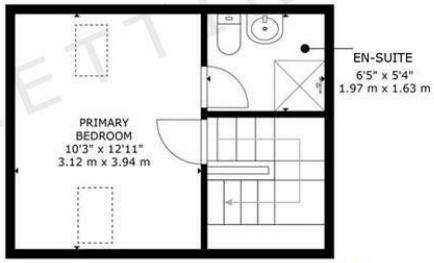
GROSS INTERNAL AREA
FLOOR 1: 858 sq. ft, 79 m², FLOOR 2: 459 sq. ft, 42 m²
FLOOR 3: 220 sq. ft, 20 m², TOTAL: 1,537 sq. ft, 141 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

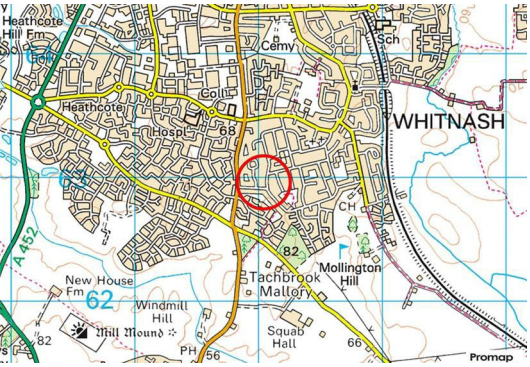






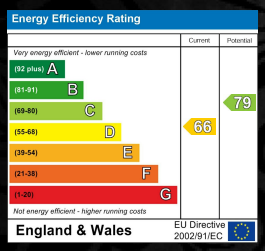
close to an abundance of local amenities including: The Leamington Golf course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, post office, pub houses, medical centre, churches and many local shops. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Leamington Spa's Parade also offers a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience.

- Semi Detached Family Home
- Extended Kitchen Dining Room
- Loft Conversion
- Garden Office
- Parking For Two Vehicles
- Four Bedrooms
- Converted Garage
- En-Suite
- Rear West Facing Garden
- Popular Location



LANDOR ROAD, LEAMINGTON SPA

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



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