

LAVENDER CLOSE, WARWICK

complete ●●●
SALES & LETTINGS





A beautifully presented & upgraded detached home built by the premier builders Redrow Homes, within the prestigious Midsummer Meadow development in Myton Green. Nestled in a serene cul-de-sac, this remarkable property offers a grand entrance hall, spacious living room, meticulously fitted kitchen diner, convenient utility, guest WC, four generously sized double bedrooms, and luxurious en-suite and family bathroom. Boasting a landscaped rear garden, parking for upto four cars and a single garage. With the location proving very popular with easy reach to Leamington & Warwick town centres, M40, Myton School and the Leamington train station.



Entrance Hall

An impressive and well proportioned entrance hall sets an elegant tone, featuring two stylish ceiling light points, engineered oak herringbone flooring, and a central heating radiator. A staircase rises to the first floor, while doors lead to the beautifully appointed living room, open-plan kitchen/diner, and guest cloakroom. A discreet under-stairs storage cupboard adds further practicality.

Living Room

The elegant living room continues the engineered herringbone flooring, creating a seamless sense of flow, and is enhanced by a central ceiling light. Flooded with natural light from three double-glazed windows to the front and side aspects, each dressed with stylish white shutters, the space offers both brightness and privacy. Two central heating radiators ensure comfort throughout



Kitchen/Diner

A stunning, spacious open-plan kitchen/dining room, ideal for modern living and entertaining. Fitted with a range of base and wall units and integrated appliances including a Smeg dishwasher and full-size fridge freezer. An upgraded island with seating for four complements a four-ring gas hob with extractor, AEG double oven, upgraded splashback, and stainless steel double sink with mixer tap.

Engineered wood flooring runs throughout, with ceiling light points, double-glazed windows to the front and rear, and bi-fold doors opening onto the garden. Two radiators and a door to the utility room complete the space.

Utility

A well-appointed, partly tiled utility room featuring a stylish mirrored splashback, wall-mounted cupboards and shelving. There is space for a washing machine and tumble dryer, along with a central heating radiator and extractor fan. Finished with a ceiling light point and an obscured glazed door providing access to the driveway.



Stairs & Landing

Fully carpeted stairs rise to a spacious landing, complemented by a painted wooden balustrade. The landing provides access to four bedrooms and the family bathroom, along with a useful storage cupboard and loft access. Two ceiling light points complete the space.

Guest Cloakroom

A stylish guest cloakroom featuring contemporary part-tiled walls, a large mirrored wall, and engineered wood flooring. Fitted with a low-level WC, ceramic hand wash basin with mixer tap, and a central heating radiator, complemented by a ceiling light point and extractor fan

Bedroom One

A generously sized principal bedroom suite, fully carpeted and enhanced by a contemporary ceiling light point. A double-glazed window to the side elevation allows for plenty of natural light, while a central heating radiator ensures comfort. The room offers ample space for wardrobes and additional bedroom furniture, and benefits from a door leading to the en-suite shower room

En-Suite

The en-suite is elegantly appointed with contemporary mosaic-style floor tiling, a low-level WC, and a walk-in shower with sliding door. A ceramic hand wash basin with mixer tap and half pedestal is complemented by a shaving point and wall-mounted heated towel radiator. An obscured double-glazed window to the rear provides natural light, with a ceiling light point and extractor fan completing the space.



Bedroom Two

A well-proportioned double bedroom, fully carpeted and featuring dual-aspect double-glazed windows to the front and side elevations. The room is enhanced by a ceiling light point, central heating radiator, and offers ample space for wardrobes and additional furniture.



Bedroom Three

A comfortable third double bedroom, fully carpeted and featuring a double-glazed window to the front elevation. Complete with a ceiling light point and central heating radiator, the room offers ample space for a wardrobe, desk, and additional furniture.

Bedroom Four

A versatile fourth bedroom, ideal as a small double or generous single, fully carpeted and featuring a double-glazed window to the rear elevation. Complete with a ceiling light point and central heating radiator, the room offers space for additional furniture and is perfectly suited as a child's bedroom or home office.

Family Bathroom

A contemporary fully tiled family bathroom, enhanced by underfloor heating. Comprising a panelled bath with mixer tap and shower over, low-level WC, and a ceramic hand wash basin with half pedestal and mixer tap. Finished with a shaving point and an obscured glazed window for natural light and privacy.

Rear Garden

A beautifully landscaped rear garden, mainly laid to lawn and complemented by a patio seating area, timber bench, and large planted pots. Enclosed with contemporary bamboo fencing and benefiting from side gate access.

Parking & Garage

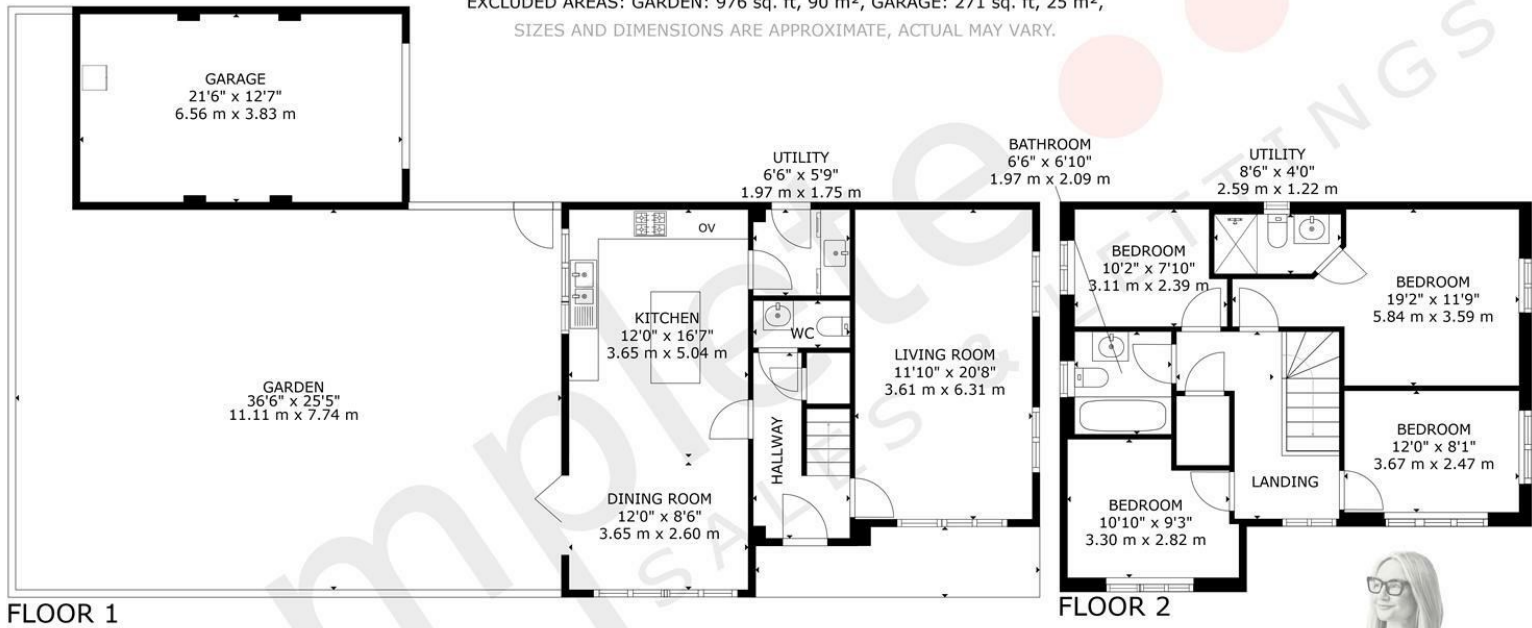
A block-paved driveway to the side of the property provides off-road parking for up to four vehicles and leads to a spacious garage with power and lighting.

Location

Located just off Europa Way, Midsummer Meadow is a new development built by Redrow Homes in Myton Green, which is an ideal location for commuters working in Birmingham or Coventry, with the M40 being a 5-minute drive, offering links to both major cities in under 45 minutes. The development also offers easy access to Milton Keynes via M45 or M1 and to Northampton via A45. There is easy access to both Leamington and Warwick Town Centres.



GROSS INTERNAL AREA
 FLOOR 1: 714 sq. ft, 66 m², FLOOR 2: 682 sq. ft, 63 m²
TOTAL: 1,396 sq. ft, 129 m²
 EXCLUDED AREAS: GARDEN: 976 sq. ft, 90 m², GARAGE: 271 sq. ft, 25 m²,
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

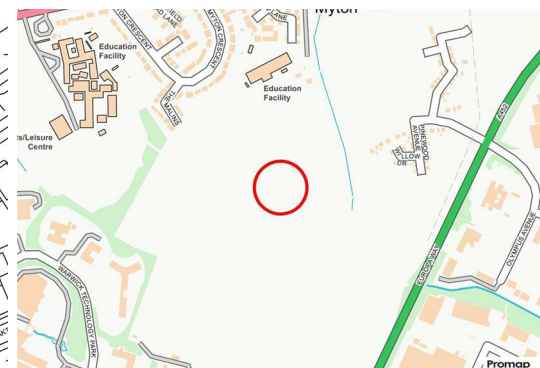
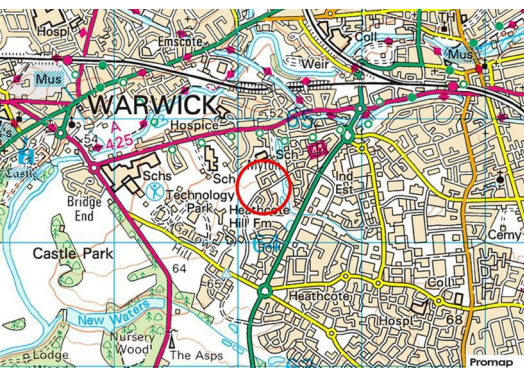


with their associated train stations, which importantly provide easy commuting to London (1h30m). 5 minute walk to Shires Retail Park, 10 minutes to the Moorings- food pub on the canal, 20 minutes walk to the station and 15 minutes walk to ST Nicholas Park.





- Detached Family Home
- Three Bathrooms
- Living Room
- Landscaped Garden
- Parking For Four Cars
- Four Bedrooms
- Open Plan Kitchen/Diner
- Upgrades Made By Current Owners
- Beautifully Positioned
- Garage



LAVENDER CLOSE, WARWICK

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
A (92 plus)		
B (81-91)		85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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