

Connells

Lancaster Way
Whitnash Leamington Spa

Lancaster Way
Whitnash Leamington Spa CV31 2BF

for sale offers in excess of
£425,000







Property Description

Situated within a sought-after area of Leamington Spa, this well-presented three-bedroom detached family home is offered for sale with no onward chain, making it an ideal choice for families and those looking for a straightforward move.

The property benefits from a driveway and garage to the front, with a pathway leading to the main entrance. Upon entering, a welcoming entrance hallway provides access to the principal ground floor accommodation. To the left is a spacious kitchen/dining room, offering ample space for both everyday family living and entertaining, along with the added convenience of a separate utility room and downstairs W/C. To the opposite side of the hallway is a generous living room, featuring doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the property enjoys a well-maintained and enclosed rear garden, mainly laid to lawn with a paved patio area, providing the perfect space for outdoor dining, entertaining guests, or relaxing with the family during the warmer months.

Offered with no onward chain, this attractive detached home represents an excellent opportunity to acquire a family property in a highly desirable Leamington Spa location.

Location

Lancaster Way is situated within the popular residential area of Whitnash, on the southern side of Leamington Spa, offering an excellent balance of convenience and family-friendly living. The property benefits from easy access to a range of local amenities including supermarkets, convenience stores, parks and leisure facilities, while Leamington Spa town centre is only a short drive away, providing an extensive selection of shops, cafés, restaurants and independent retailers. The area is well served by reputable schools, including St Joseph's Catholic Primary School, St Margaret's C of E Junior School and Campion School, making it particularly attractive to families. For commuters, Leamington Spa railway station is approximately 1.6 miles away, offering direct services to Birmingham, London and surrounding towns, while the nearby M40 motorway provides excellent road links to Warwick, Coventry, Birmingham and Oxford. Overall, the location combines strong transport connections, good schooling and everyday amenities within a well-established community setting.

Management Charge

There is an annual management charge of £230.00 payable for the upkeep of the green areas of the development.

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.











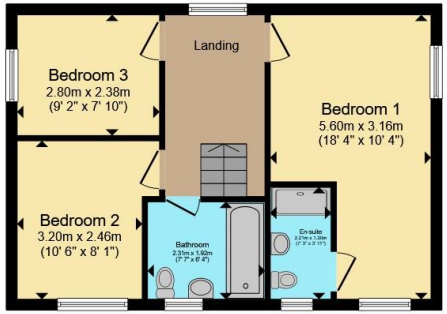




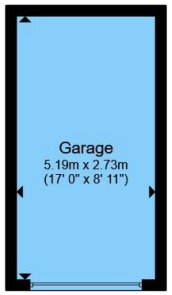




Ground Floor



First Floor



Garage

Total floor area 105.2 m² (1,133 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
LEAMINGTON SPA CV32 4LL

EPC Rating: Awaited

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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