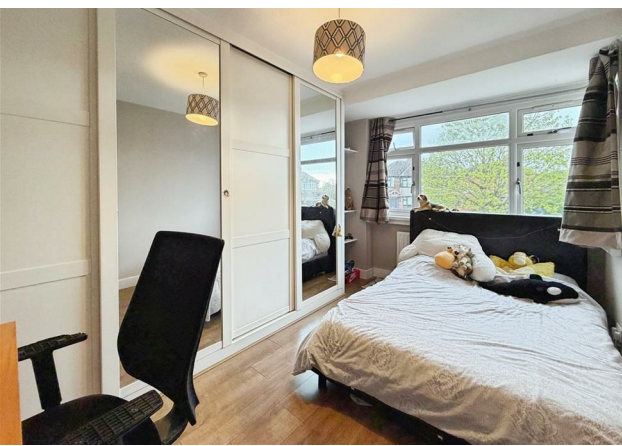
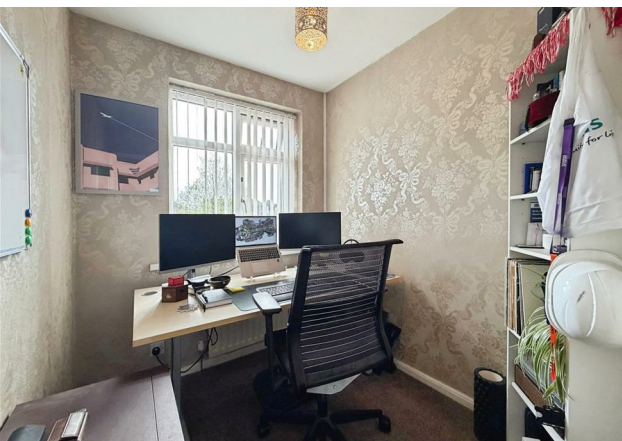




FRANKLIN ROAD, WHITNASH

complete ●●●
SALES & LETTINGS





An imposing and substantially extended 1950s semi-detached family home, offering approximately 1,684 sq.ft. of versatile living space, ideally positioned in Leamington Spa. This impressive property comprises a porch, welcoming entrance hall, a stylish living room with feature media wall, a separate sitting room, home office, a spacious kitchen dining room, and a ground floor shower room. To the first floor are five well-proportioned bedrooms and three bathrooms, with the principal bedroom benefitting from a walk-in wardrobe. Further advantages include a garage, gardens to two sides, and a generous block-paved frontage providing ample parking for several vehicles. Conveniently located for well-regarded Whitnash schools, the M40, Jaguar Land Rover, and Leamington Spa railway station, this superb family home is offered with no onward chain.

It's in the details...

Porch

An entrance door with, timber and glazed side windows, leads into the tile porch which has a uPVC double glazed window to the side and a painted timber door through to the hallway.

Entrance Hall

Timber effect laminate flooring, radiator, staircase to the first floor open-storage below. There are doors through to the living room, shower room, study and a glazed door through to the sitting room.

Shower Room

A tiled shower room which has an electric shower and wet room style flooring. There is a pedestal hand wash basin, a toilet, and an extractor.

Living Room

Study

With timber effect laminate flooring, feature wallpaper wall, a radiator and a uPVC double glazed window to the front.

Living Room

A beautifully plastered and spacious living room modern downlights, push carpet, a feature media wall that has sunken recess areas with lighting, an electric fire and a large TV recess. There's a uPVC double glazed squared-bay window to the front.

Sitting Room

A spacious sitting room with feature wallpaper wall, timber effect laminate flooring and aluminium double glazed window & sliding doors to the garden. There are oak glazed doors to the living room.

Kitchen Diner

A stylish gloss curvature kitchen, with timber effect work- tops and long handles. Includes a five ring gas hob, an extractor, down-lights, a large tiled area for a dining table at the uPVC French doors and windows to the garden. Door through to the garage. Housing for an American style fridge and a double fitted oven with a plate warmer.

Landing

A split landing with doors to the five bedrooms and the family bathroom.

Bedroom One

A double bedroom large double glazed window to the front. There is a radiator and effect doors through to the walk-in wardrobe and en-suite.

Walk-In Wardrobe

With hanging rails, shelving, a dressing area ready with electric plugs and there is a uPVC double glazed window.

En-Suite

A fully-tiled en-suite, with beautiful marble effect pattern tiling, a his and hers large sink, with vanity drawers. There is a toilet, a large walk-in shower enclosure with a static glass screen and a mains rainfall shower with a handheld shower attachment. There is a



chrome towel radiator, down-lights, and extra extractor and a uPVC double glazed window.

Bedroom Two

A double bedroom with a radiator, down-lights, a large uPVC double glazed window and a wall of fitted wardrobe. Door through to en-suite.

En-En-Suite

Stylish fully tiled shower room, with marble effect tiling, sliding glass door shower enclosure, with a rainfall shower which has body jets. There is a vanity storage unit, with sink, a mixer tap and a concealed cistern toilet. There is an extractor, down-lights and a fitted mirror.

Bedroom Three

A spacious double bedroom with timber effect laminate flooring, a radiator, a uPVC double glazed bay window to the front and a wall of fitted wardrobe with side fitted shelving.

Bedroom Four

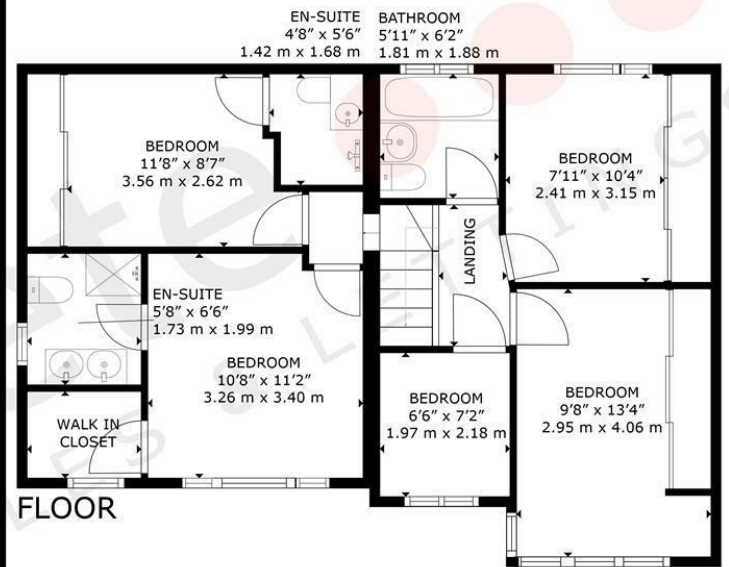
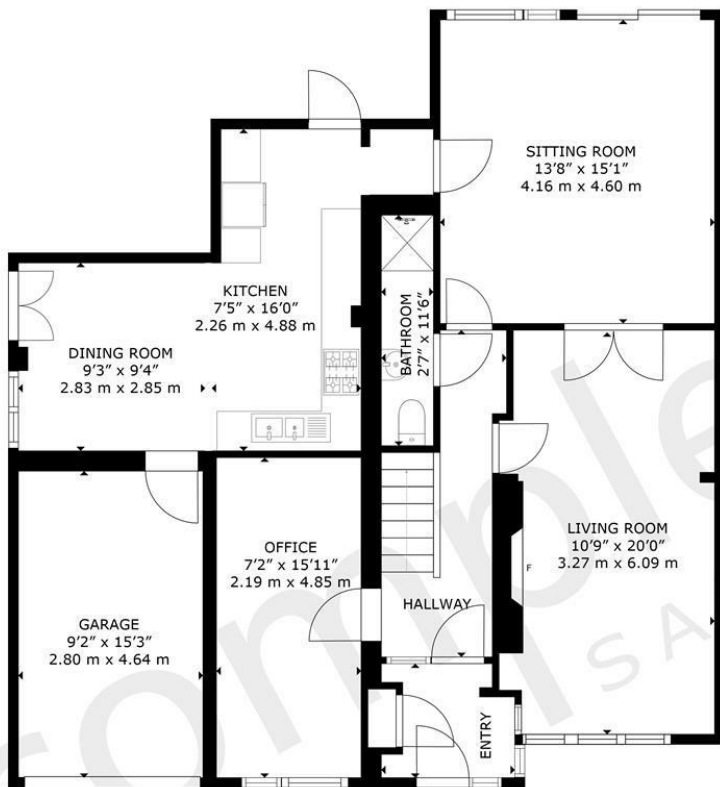
A spacious double bedroom with timber effect laminate flooring, a radiator, a uPVC double glazed window to the rear and a wall of fitted sliding wardrobes.

Bedroom Five

Bathroom

Fitted with a white suite comprising of a P-shaped bath, with a curved shower screen, and electric shower over, a pedestal hand wash basin with chrome mixer tap, a toilet, fully tiled walls and floor. There is a radiator and a uPVC double glazed window.





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GROSS INTERNAL AREA
FLOOR 1: 958 sq. ft, 89 m², FLOOR 2: 726 sq. ft, 67 m²
TOTAL: 1,684 sq. ft, 156 m²
EXCLUDED AREA: GARAGE: 140 sq. ft, 13 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



Location

Situated within Whitnash just South of Leamington Spa, this family home sits close to an abundance of local amenities including; The Local Golf Course, Briar Hill Infant School, St Joseph's Primary School and St Margaret's C of E Junior School, Heathcote Junior School, post office, pub houses, medical centre, church 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.

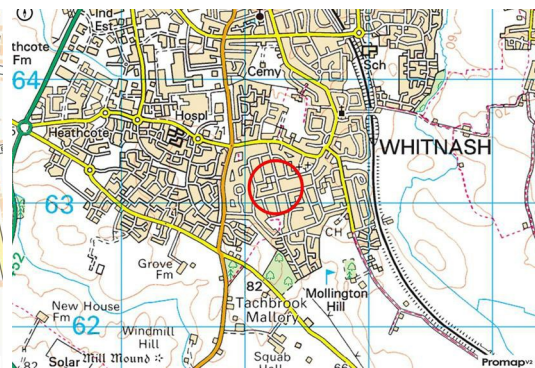
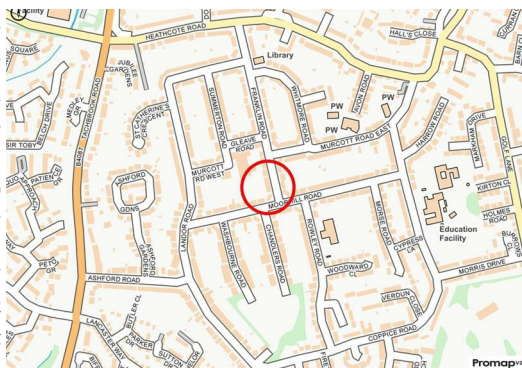
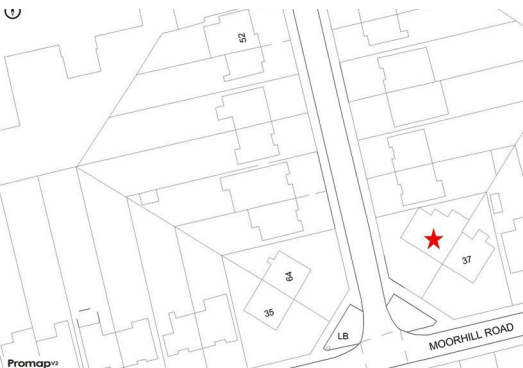
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FOR SALE



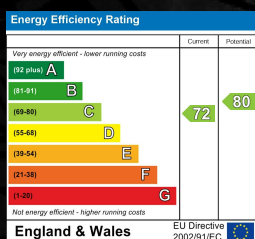
- 1950's Semi Detached
- Five Bedrooms
- Office
- Dining Kitchen
- Three Bathrooms Upstairs

- Extended Family Home
- Living Room With Media Wall
- Ground Floor Shoer Room
- Lots of Parking & Garage
- No Chain



FRANKLIN ROAD, LEAMINGTON SPA

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



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