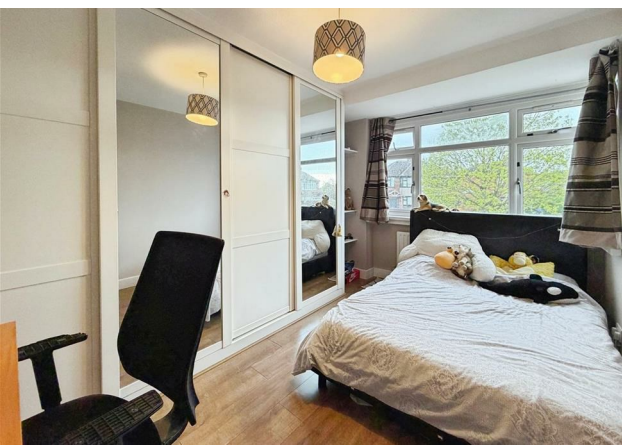
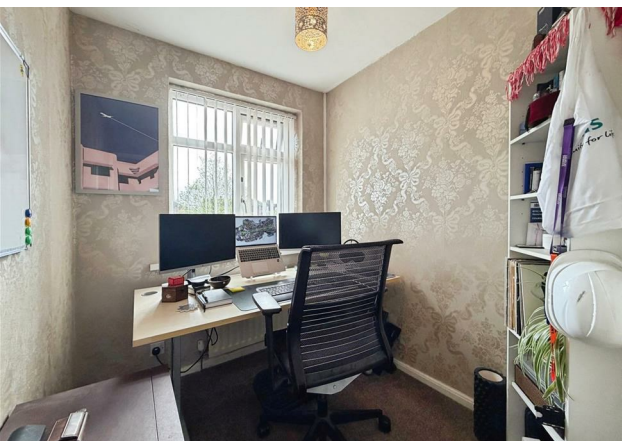




FRANKLIN ROAD, WHITNASH

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

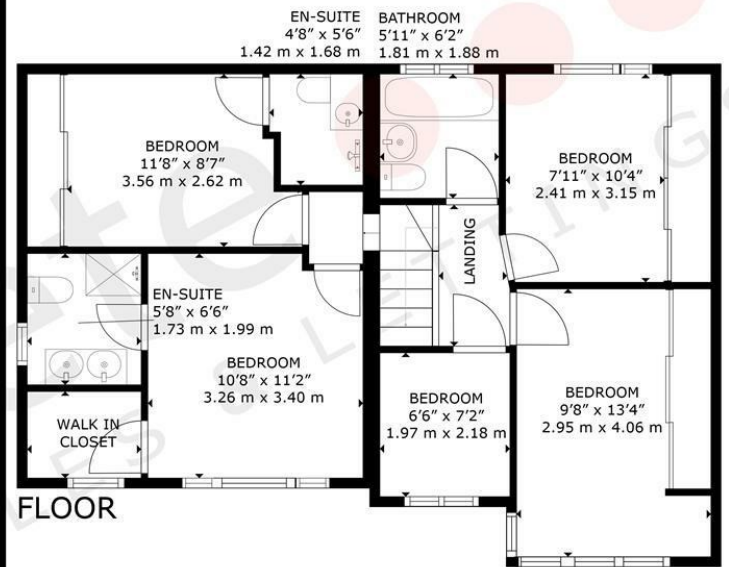
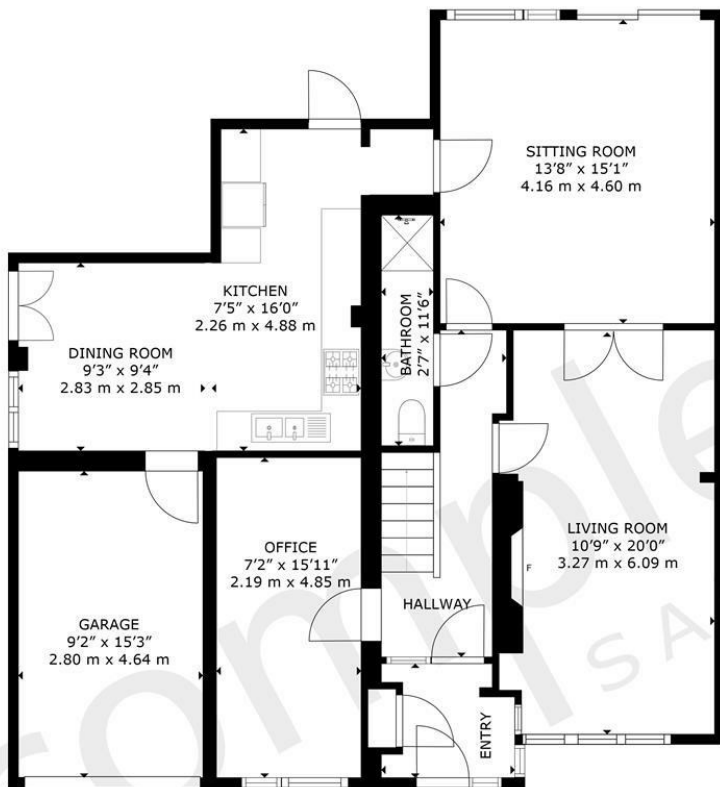
A spacious double bedroom with timber effect laminate flooring, a radiator, a uPVC double glazed window to the rear and a wall of fitted sliding wardrobes.

#### 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 m<sup>2</sup>, FLOOR 2: 726 sq. ft, 67 m<sup>2</sup>  
TOTAL: 1,684 sq. ft, 156 m<sup>2</sup>

EXCLUDED AREA: GARAGE: 140 sq. ft, 13 m<sup>2</sup>

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.



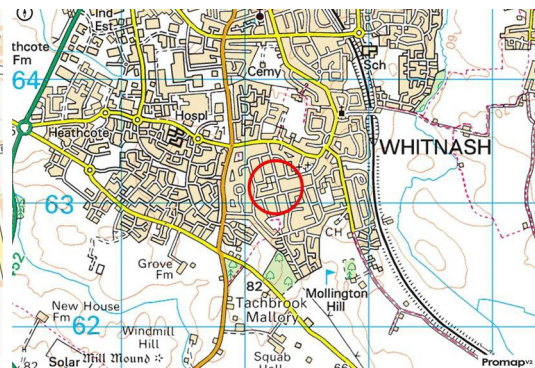
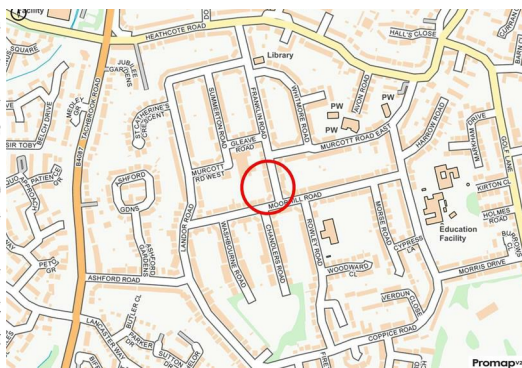
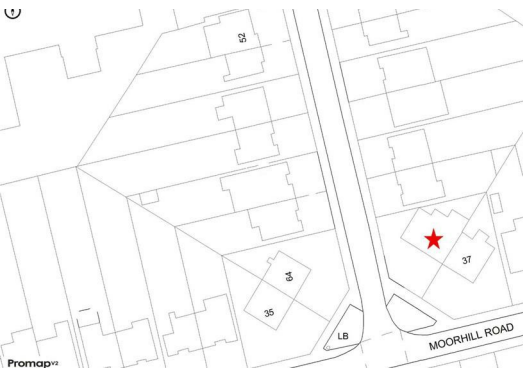
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FOR SALE



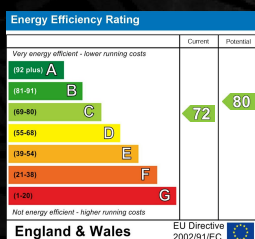
- 1950's Semi Detached
- Five Bedrooms
- Office
- Dining Kitchen
- Three Bathrooms Upstairs

- 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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 Tel: 01926 887723  
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