

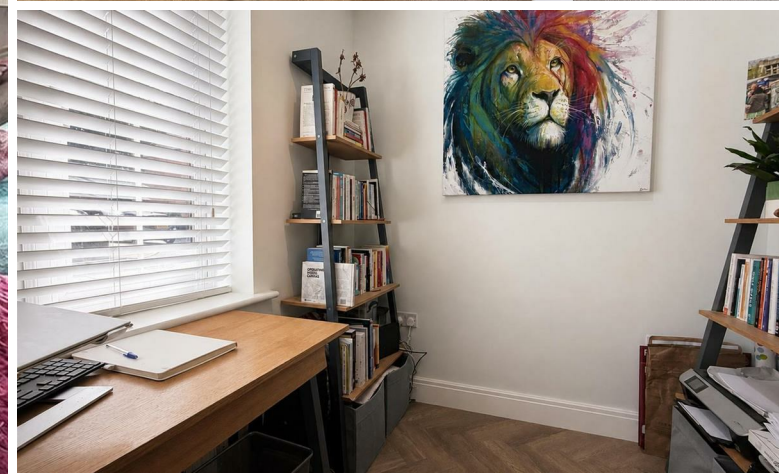
**ehB**  
RESIDENTIAL

Your Property - Our Business



24, Brittain Lane, Warwick

Price Guide £460,000



This well-presented four-bedroom, three-storey semi-detached home occupies a convenient position just off the highly regarded Myton Road area, ideally placed for access to both Warwick and Leamington Spa. The accommodation comprises an entrance hall, cloakroom, study, lounge and dining kitchen. Arranged over the upper two floors are a principal bedroom with en-suite shower room, three further bedrooms and the main bathroom.

Outside, the property benefits from a single garage

with driveway parking and an attractive rear garden. Further features include gas heating, EV charger and double glazing. Energy Rating: C (80)

#### Location

Brittain Lane is ideally positioned between the historic county town of Warwick and the vibrant town of Leamington Spa, providing convenient access to an excellent range of shopping, leisure and recreational facilities, together with the world-famous Warwick Castle. The area is well served by a variety of highly regarded state and independent

schools catering for all age groups.

For commuters, both Warwick and Leamington Spa railway stations offer regular services to London Marylebone, while the national motorway network is readily accessible via Junction 15 of the M40, providing convenient links to Birmingham and the north, as well as London and the south.

#### Reception Hall

Having a radiator, an understairs cupboard, a herringbone-effect Kardean floor, stairs to the first floor and doors to:



#### Cloakroom

Having a white suite comprising a low-level W.C, wash hand basin, extractor fan and radiator.

#### Study

With a double-glazed window to the front and radiator.

#### Lounge

17'3" m x 10'1" m (5.26 m x 3.07 m)

Having double aspect with double glazed window to front and double glazed French doors with

matching side windows to provide access to the rear garden and two radiators.

#### Dining Kitchen

13'7" x 9'9" (4.15 x 2.97)

Having a modern range of matching base units and wall cupboards with complementary worktops and upstands, and including a single drainer sink unit. Induction hob, with extractor fan, electric oven, integrated fridge/freezer, washing machine and a slim dishwasher. Matching Karndean floor, radiator, downlighters and ceiling light point and



double-glazed French doors provide access to the rear garden.

#### First Floor Landing

Having double-glazed windows to the front and rear, radiator, and staircase to second floor and doors to:

#### Master Bedroom

10'4" x 10'4" (3.15 x 3.15)

Having double-glazed windows to the rear, built-in double-door wardrobes, radiator and door to:





#### En-Suite Shower

Having a large fully tiled shower cubicle with a Bristan shower, wash hand basin, low-level W.C, complementary tiling to walls, shaver point, extractor fan, heated towel rail and a double-glazed window.

#### Bedroom Four/Dressing Room

10'11"x 7'5" (3.32x 2.25)

Having a radiator, fitted full-height sliding door wardrobes across one wall and a double-glazed window to the front.

#### Main Bathroom

Having a white suite comprising a bath with mixer tap/hand held shower attachment and main shower over, low-level W.C, wash hand basin, heated towel rail, extractor fan, downlighters, complementary wall and floor tiling and a double obscured-glazed window to the rear.

#### Second Floor Landing

Having access to a large airing cupboard housing the hot water tank and doors to:

#### Bedroom Two

13'7" x 8'1" (4.13 x 2.47)

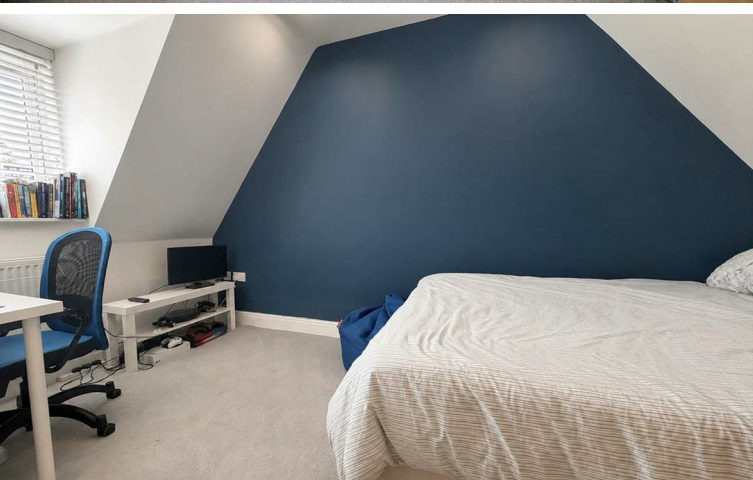
Having fitted a wardrobe with a hanging rail and shelving, a radiator, downlighters to the ceiling and a double-glazed dormer window to the front aspect.

#### Bedroom Three

13'7" x 7'5" (4.13 x 2.26)

Having downlighters to the ceiling, a radiator and a double-glazed dormer window to the front aspect.





### Frontage

There is a good-sized driveway providing ample parking, with an EV charger and access to the:

### Single Garage

Having an electric roller shutter door and a personnel door to the rear garden.

### Rear Garden

Having a raised timber deck with a pergola over it, a paved seating area and well-tended lawned gardens with established, well-stocked borders, together with gated pedestrian side access.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are understood to be connected. NB: We have not tested the central heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give any warranties in this respect.

### Council Tax

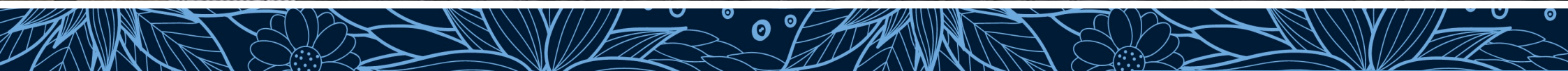
The property is in Council Tax Band "E" - Warwick District Council

### Directions

From our offices in Jury Street bear right at the traffic lights down Castle Hill. Continue over the bridge to the roundabout and turn left onto Myton Road. Brittain Lane can be found on the right hand side, and as you turn right into Brittain Lane, follow the road round and the property can be found on the right hand side.





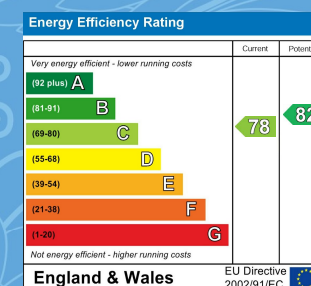


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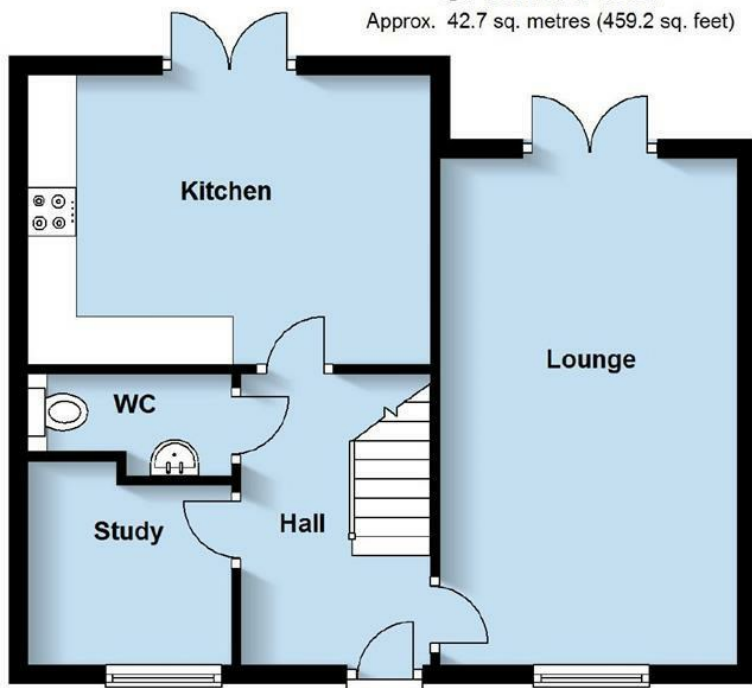
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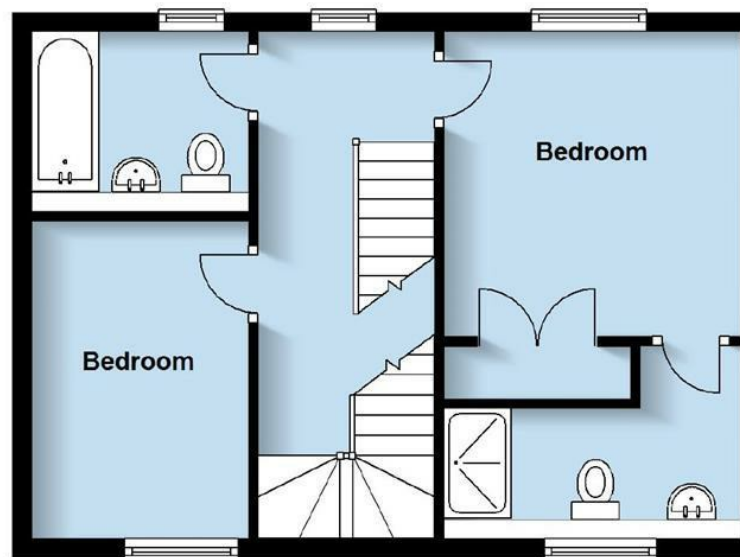
## Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



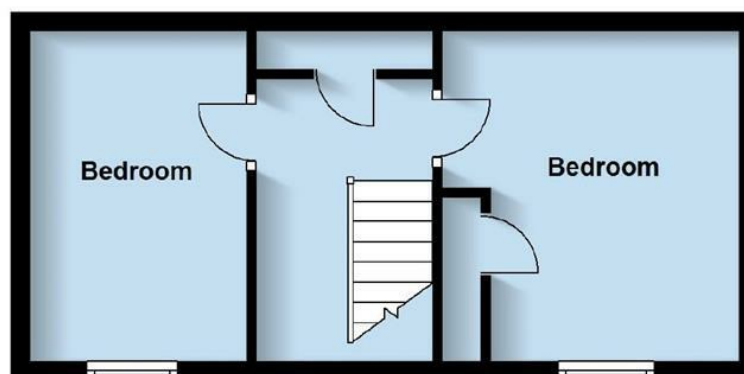
## First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



## Second Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



Total area: approx. 107.1 sq. metres (1153.0 sq. feet)