



**27 Frances Road**

Leamington Spa **CV33 9JG**

Guide Price £500,000



# 27 Frances Road

## Harbury

An excellent opportunity to purchase a well presented three double bedroom property which has much to offer by way of a family home. The property is situated on a corner plot which has a large garden and potential for a double storey extension to the rear and side elevation (subject to planning permission - STPP).

The ground floor provides open plan living space by way of a family room, utility room and a kitchen / diner. To the first floor there are three double bedrooms and a family bathroom. Externally there is off-road parking for up to six vehicles, a larger than average garage and a large garden.

Call us today for more information or to book in an internal viewing.

### LOCATION

Harbury lies approximately six miles south-east of central Leamington Spa and around three miles from the neighbouring market town of Southam. Within Harbury itself, there are a comprehensive range of day-to-day facilities including village shops, doctors' surgery, several public houses and a well regarded Church of England primary school. There are good local road links available including those to the Midland motorway network, notably the M40, as well as local access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon. Regular commuter rail services operate from Leamington Spa.

### ON THE GROUND FLOOR

Country style entrance door opening into:-

#### ENTRANCE HALL

Having stairs rising to the first floor, a double glazed window to the front elevation for more natural light, gas central heating radiator, doors leading to the lounge and dining room.

#### KITCHEN / DINER

9.23m x 3.34m (30'3" x 10'11")

A great space for the family which in brief comprises of tiled flooring, sink unit, work top surfaces, cupboards for storage, gas central heating radiator, a double glazed window to the front & rear elevation and a door leading to the rear garden. Also having spotlights and space for white goods.

#### LOUNGE

7.23m x 7.09m (23'8" x 23'3")

A light and airy room which has tiled flooring

throughout, two gas central heating radiators, a feature fireplace, spotlights, double glazed windows to the front, side and rear elevation overlooking the large garden and a door leading out to the rear garden.

#### UTILITY ROOM

1.83m x 1.43m (6'0" x 4'8")

Having space for a washing machine, dryer, work top surfaces, door to the side elevation and a double glazed window.

#### FIRST FLOOR

Having doors leading to adjacent rooms, loft access and a double glazed window to the front elevation for more natural light.

#### MASTER BEDROOM

3.89m x 3.48m (12'9" x 11'5")

A spacious bedroom with gas central heating radiator, double glazed window to the rear elevation overlooking the rear garden, built-in wardrobes, exposed wooden flooring, spotlights and space for bedroom furniture.

#### BEDROOM TWO

3.54m x 3.53m (11'7" x 11'6")

Having gas central heating radiator, double glazed window to the front elevation, exposed wooden flooring, spotlights and space for bedroom furniture.

#### BEDROOM THREE

3.46m x 2.48m (11'4" x 8'1")

Having gas central heating radiator, double glazed window to the rear elevation, exposed wooden flooring, spotlights, storage cupboard and space for bedroom furniture.

### Features

Large Rear & Side Garden

Potential For A Double Storey And Rear Extension

Superbly Presented Family Home

Kitchen / Diner

Off Road Parking For Up To Six Vehicles

Detached Large Garage

Highly Popular Village Location

Three Double Bedrooms

Gas Central Heating

### FAMILY BATHROOM

2.70m x 2.37m (8'10" x 7'9")

Having a low level W/C, sink unit, bath, separate shower cubicle, tiled flooring, tiled walls and a double glazed window to the front elevation.

### LOFT

Having access to the loft.

### LARGE REAR GARDEN

A mature rear garden which would be great for hosting large family gatherings. The garden is very private, screened by mature trees it has secure fencing all round. It is mainly laid to lawn, having a patio area, shed and access to the garage. There is potential for a rear, side and double storey extension (STPP). The rear garden is a key selling feature to this fabulous home and is very private.

### GARAGE

6.07m x 4.85m (19'10" x 15'10")

Great for storage. This is ideal for storing a vehicle with an up and over door. The garage is detached and would make a great workshop.

### PARKING

Having off-road parking for up to six vehicles. Having double gates, with a separate side access gate to the rear.

### TENURE

The property is freehold.

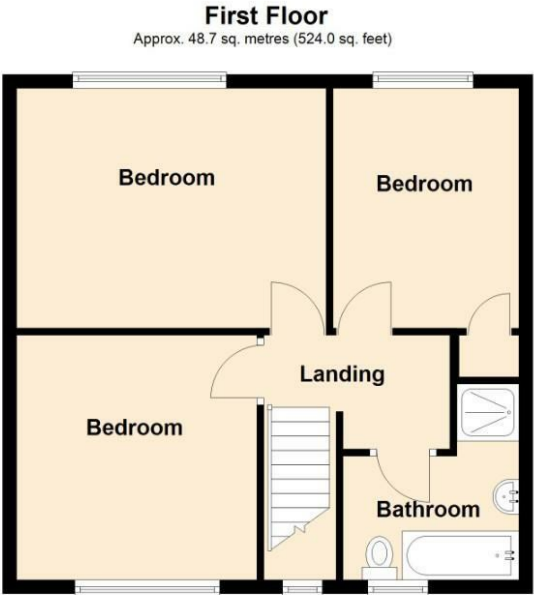
### DIRECTIONS

Postcode for sat-nav - CV33 9JG.





Floorplan



Total area: approx. 119.1 sq. metres (1282.5 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

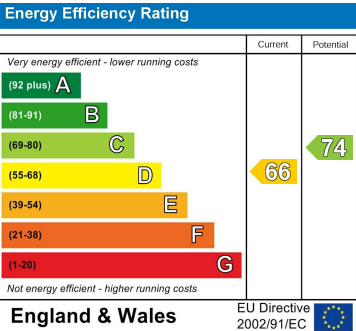
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Stratford Upon Avon District Council



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