



40, Lancaster Way, Whitnash, Leamington Spa

**Price Guide
£345,000**



A particularly well-presented, modern semi-detached family residence, providing spacious, well-appointed three bedrooomed and two bathroomed accommodation. Offered to an exceptional standard of presentation, in highly regarded South Leamington Spa location.

Lancaster Way, Whitnash

Is a popular and established area, originally constructed by well-known national house builders Persimmon Homes. Since its original construction in 2019, it has consistently proved very popular. It is conveniently situated some two miles south of the town centre, with a good range of facilities and amenities available within Whitnash, including shops, schools, and a variety of recreational facilities. The motorway network is also easily accessible.

ehB Residential are pleased to offer Lancaster Way, with accommodation arranged over three floors, with gas fired central heating and sealed unit double glazing. The property features a well-fitted dining kitchen and master bedroom with en-suite shower room. Presented to an exceptional standard, the agents consider inspection to be highly recommended.

NO ONWARD CHAIN.

In detail the accommodation comprises:-

Entrance Hall

With composite and glazed panel entrance door, radiator.

Lounge

14'9" x 11'9" (4.50m x 3.58m)

With double radiator, TV point, and understair cupboard.

Inner Hall

With staircase off, balustrade.

Cloakroom/WC

With pedestal basin with mixer tap, tiled splashback, low flush WC, radiator, extractor fan.

Well-Fitted Dining Kitchen

11'6" x 7'6" (3.51m x 2.29m)

With extensive range of gloss faced base cupboard and drawer units with stainless steel door furniture, complementary rolled edge work surfaces and returns. Inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Built-in stainless steel oven, four ring hob unit with stainless steel splashback, extractor hood over, flanked by matching high level cupboards. Built-in fridge freezer, washing machine, dishwasher, and boiler cupboard containing gas fired central heating boiler and programmer. Radiator. Twin French doors with integrated blinds overlooking rear garden.



First Floor Landing

With balustrade, radiator.

Bedroom

11'10" x 10'4" (3.61m x 3.15m)

With radiator.

Bathroom/WC

8' x 5'6" (2.44m x 1.68m)

With white suite comprising panelled bath, pedestal basin with mixer tap, low flush WC, tiled splashbacks, radiator, extractor fan.

Bedroom

9' x 12' (2.74m x 3.66m)

With radiator.

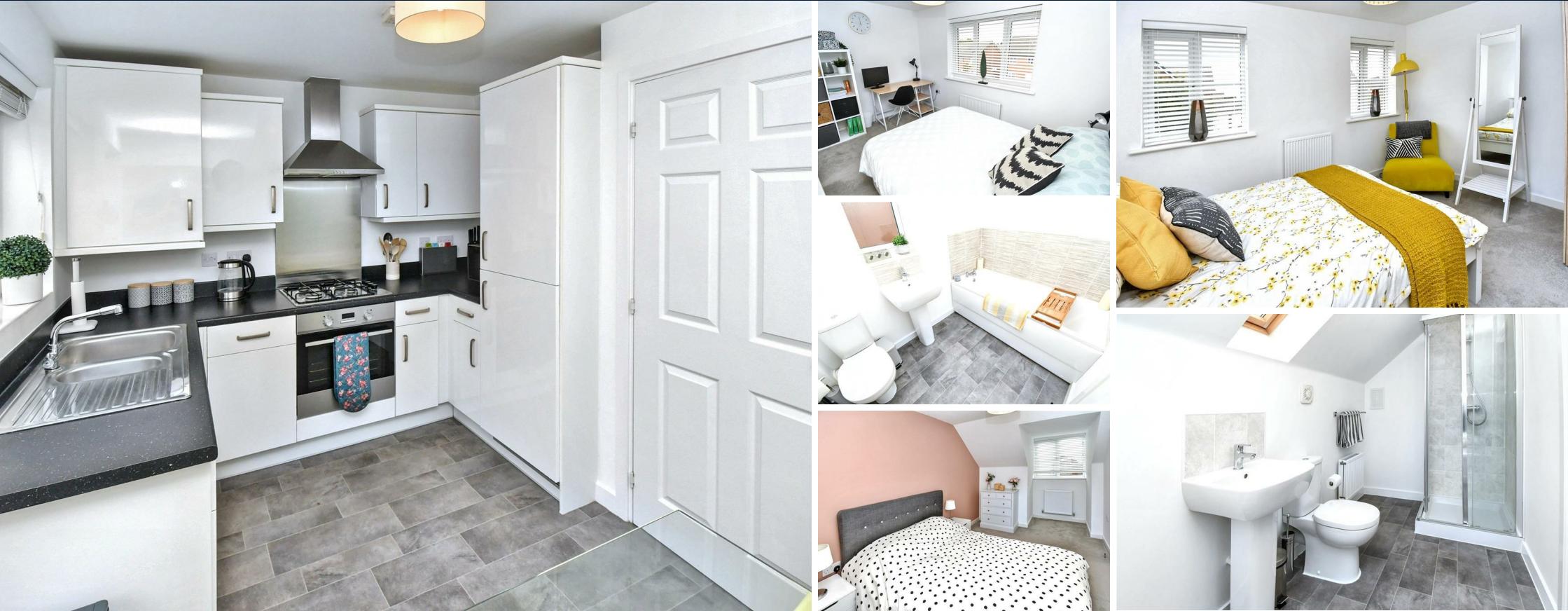
Second Floor Landing

With useful built-in storage cupboard.

Master Bedroom

15'6" x 8'6" (4.72m x 2.59m)

With radiator.



En-Suite Shower Room/WC

11' x 6' (3.35m x 1.83m)

With tiled shower cubicle, integrated shower unit, pedestal basin, low flush WC, double radiator, Velux window, extractor fan.

Outside

To the front of the property is a lawned garden bounded by established hedge, with tarmac driveway providing parking for two cars. Pedestrian side access leads to south-facing rear garden, with paved patio, shaped lawn, bounded by close boarded fencing, timber garden shed, and outside tap.

Mobile Phone Coverage

With good outdoor and in-home mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Sept 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

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

There is an estate maintenance charge estimated at £268.26 per annum (e.g. routine maintenance and upkeep of open and communal spaces).

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

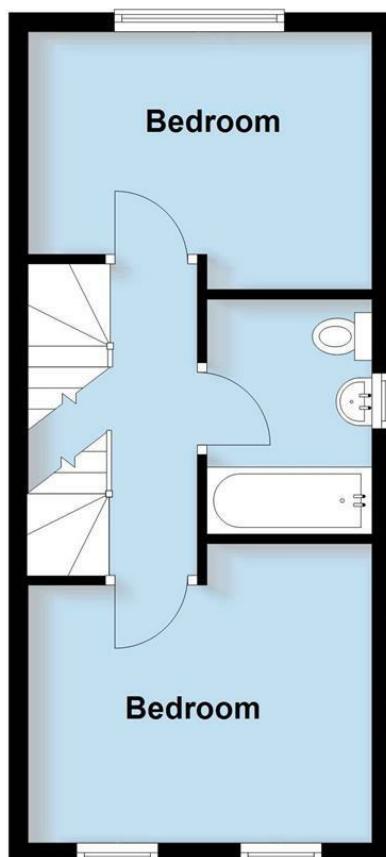
40 Lancaster Way
Whitnash
Leamington Spa
CV31 2BF

Ground Floor

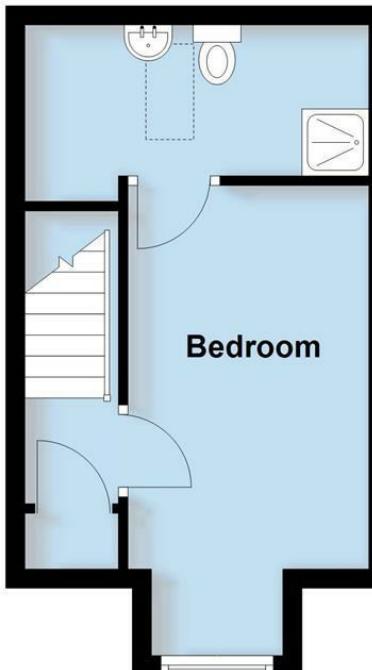
Approx. 32.2 sq. metres (346.7 sq. feet)


First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)


Second Floor

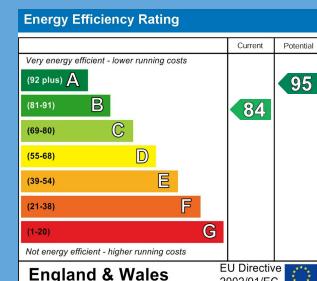
Approx. 21.7 sq. metres (234.1 sq. feet)



Total area: approx. 84.5 sq. metres (909.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

 Leamington Spa Office
 Somerset House
 Clarendon Place
 Royal Leamington Spa
 CV32 5QN

 01926 881144 ehresidential.com


Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL