

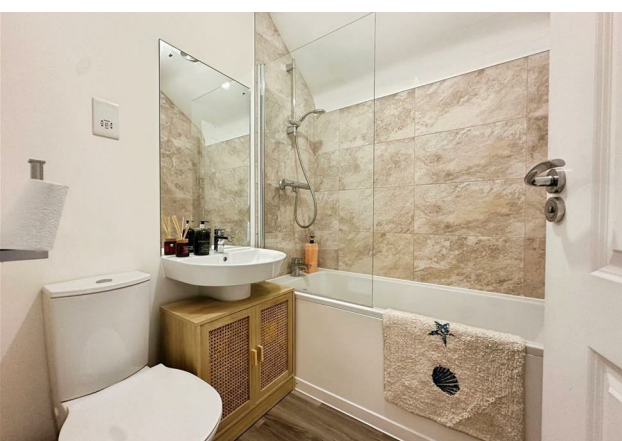
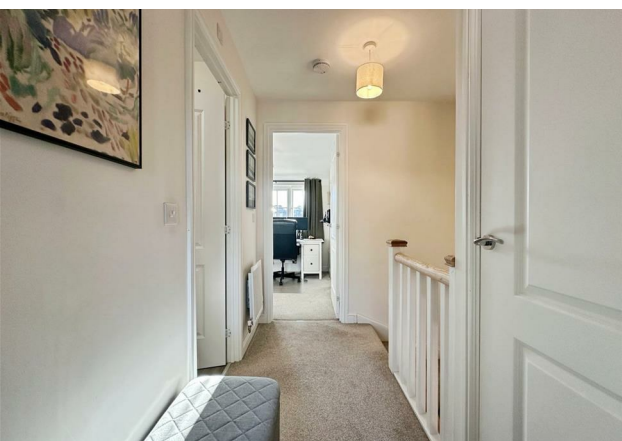


LAVENDER CLOSE, MIDSUMMER MEADOW

complete ●●●
SALES & LETTINGS



PARKING



A Redrow-built semi-detached home, completed in 2022 to the desirable Buxton design, located within the popular Midsummer Meadow development just off Europa Way. The property features an entrance hall, guest WC and a stylish open-plan ground floor incorporating a modern living, dining and kitchen area—perfect for contemporary family living. On the first floor are two generous double bedrooms, one with an en-suite, along with a well-appointed main bathroom. Outside, the home benefits from a good-sized rear garden with an extended patio and raised composite decking, ideal for entertaining. A parking for two cars. With the remainder of the NHBC warranty and excellent access to the new Myton Green School, this development offers play areas, green spaces and superb links to Leamington and Warwick town centres, train stations and the M40.

It's in the details...

Entrance Hall

A composite entrance door with window leads into the hallway which has Amtico luxury vinyl tile flooring, radiator, doors to the living room and guest WC

Guest WC

With a continuation of the Amtico luxury vinyl tiled flooring, a toilet, hand-basin with chrome mixer tap, radiator, and extractor and flush fitting electric unit.

Lounge Kitchen Diner

An open plan space, which has Amtico luxury vinyl flooring, a uPVC double window to the front with a radiator, a staircase rises to the first floor, with under-stairs storage cupboard that has plumbing for a washing machine. There is a painted balustrade with oak handrail.

The kitchen area has matte grey fitted units, with handles which includes squared edge white worktops, a 1 & 1/2 bowl stainless steel sink with mixer tap, a double AEG oven, a four ring AEG electric hob, stainless steel splashback and an extractor over. There is a fitted dishwasher, AEG fitted fridge freezer and pull out larder storage. Under-cabinet lighting, a radiator and uPVC double glazed French doors with side matching windows leading to the garden.

Landing

A carpeted landing which has a radiator and painted balustrade with oak handrail. A storage cupboard with the gas boiler and doors through to the two bedrooms and bathroom. Loft hatch.

Bedroom One

A double bedroom with a uPVC double glazed window, radiator and a door through to the en-suite.

En-Suite

Glass bi-fold shower with a mains thermostatic shower. A 'floating' hand wash basin with a chrome mixer. There is a toilet, chrome towel radiator, an electric shaver point, Amtico luxury vinyl tiled flooring and an extractor.

Bedroom Two

A very spacious full width bedroom with a uPVC double glazed window and radiator.

Bathroom

Fitted with a white suite comprising of a deep bath with a chrome mixer tap, shower screen and mains thermostatic shower. There is a toilet, pedestal hand wash basin, an electric shaver point, and chrome towel radiator.

Garden

A landscaped garden, which has extra built patio and pathways and a raised composite decked terrace to the rear. There is perimeter fencing and a gate that leads around the neighbours property to the front.

Parking

There is a designated parking area for this property, which could park two cars.



Location

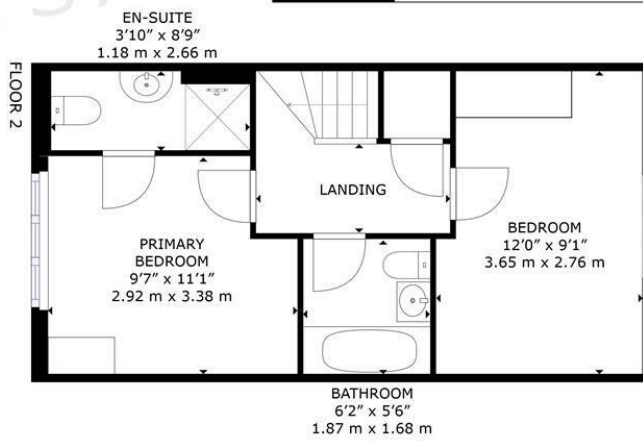
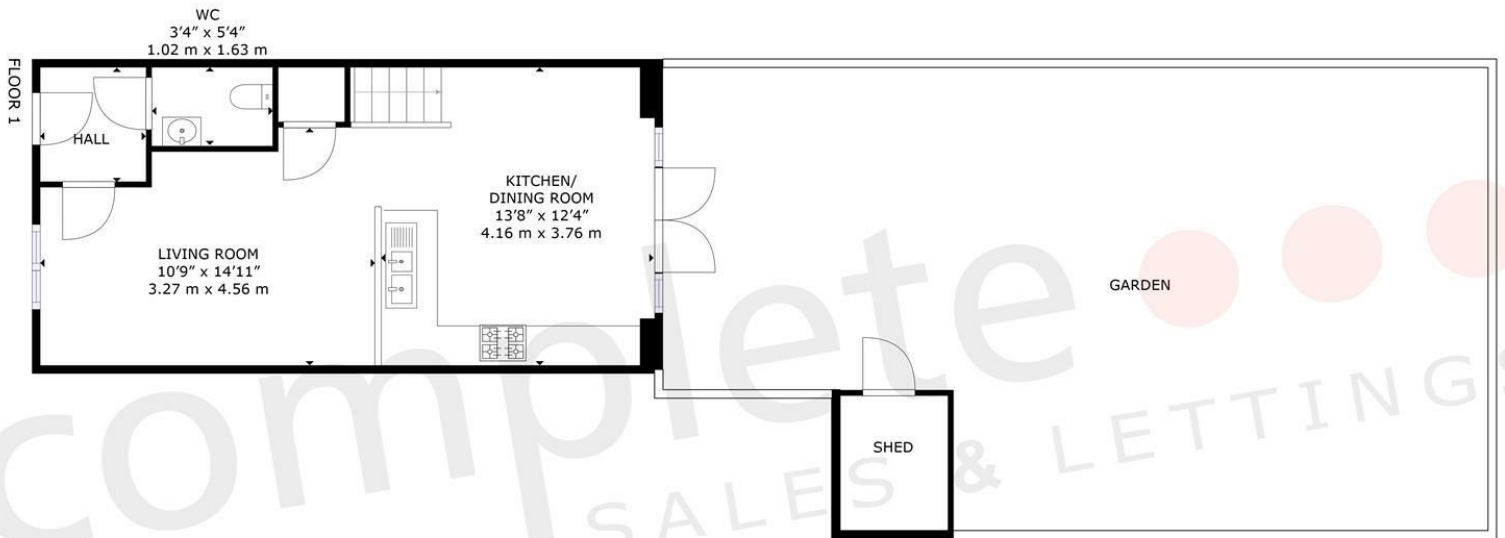
Located just off Europa Way, Midsummer Meadow is a new development built by Redrow Homes in Myton Green, which is an ideal location for commuters working in Birmingham or Coventry, with the M40 being a 5-minute drive, offering links to both major cities in under 45 minutes. The development also offers easy access to Milton Keynes via M45 or M1 and to Northampton via A45. There is easy access to both Leamington and Warwick Town Centres with their associated train stations, which importantly provide easy commuting to London (1h30m). 5 minute walk to Shires Retail Park, 10 minutes to the Moorings- food pub on the canal, 20 minutes walk to the station and 15 minutes walk to ST Nicholas Park.

The thriving town centre of Warwick boasts an eclectic array of shops, cafes, bars and restaurants, all nestled within the spectacular historic setting. Warwick is famous for its medieval castle, built in 1068. Stroll around the castle grounds, take in its incredible history and enjoy the shows and activities running daily – there's something for all the family.

You'll find an excellent selection of primary and secondary schools situated within easy reach of the development. Myton High School and St Patrick's Catholic Primary School both rank as "good" on Ofsted reports and are within proximity to Myton Green, with a new local Primary School 'Myton Gardens' as well as GP surgery and shops.

Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, regency architecture, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. There is a plethora of day-to-day amenities and you are never far from something to do, be that for young professionals, retirees or families such as the beautiful parks of Jephson Gardens, Victoria Park and Newbold Comyn. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.





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GROSS INTERNAL AREA
FLOOR 1: 354 sq. ft, 32 m² FLOOR 2: 357 sq. ft, 33 m²
TOTAL: 711 sq. ft, 65 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

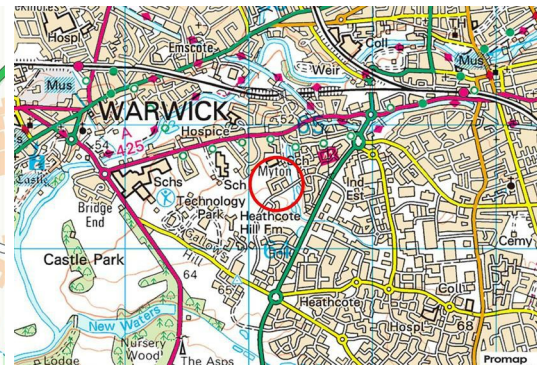
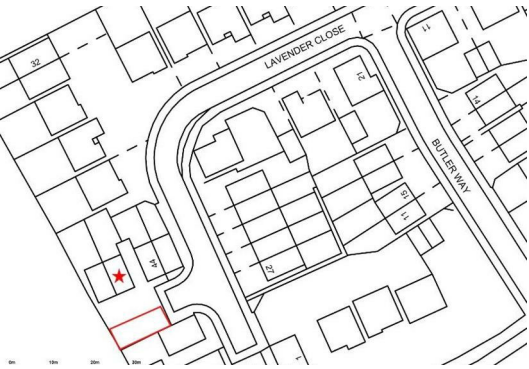


The Leamington Property Expert



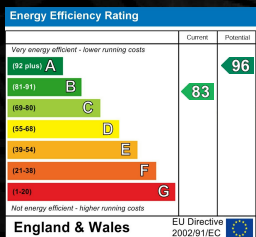


- Redrow Buxton Design 2022
- Semi Detached Home
- WC, En-Suite & Bathroom
- Fitted Kitchen
- Two Car Parking Space
- Remainder NHBC Guarantee
- Two Double Bedrooms
- Open Plan Living
- A Good Size Landscaped Garden
- Cul-De-Sac Off Europa Way



LAVENDER CLOSE, WARWICK

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



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