



Peter Clarke

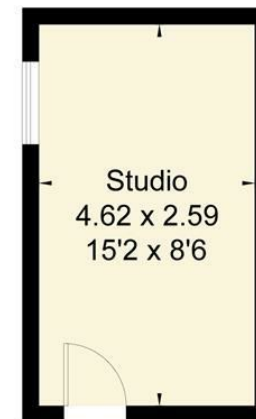
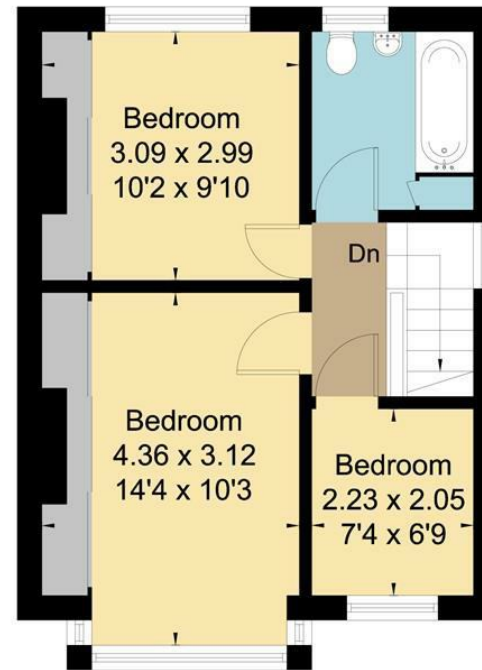
103 Heathcote Road, Whitnash, Leamington Spa, CV31 2LX

Approximate Floor Area = 97.7 sq m / 1052 sq ft
Outbuildings = 20.7 sq m / 223 sq ft
Total = 118.4 sq m / 1275 sq ft



Laundry Room
4.55 x 2.16
14'11 x 7'1

[Dashed line] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100282

- Superb four bedroom semi-detached home in popular location
- Immaculately presented throughout
- Bedroom with En-Suite Shower Room
- Garden Office - currently used by the vendors as a sound proofed, podcasting music studio
- Open plan kitchen/dining room
- Cosy Sitting Room
- Spacious Laundry Room
- Generous south facing garden with Summer House
- Driveway parking
- EPC Rating C



Offers Over £425,000

This fabulous home really does have it all!

A superb semi-detached home which benefits from a ground floor bedroom with en-suite shower room and three further bedrooms to the first floor. There is also a garden office currently used by the owners as a soundproofed studio - ideal for all you budding musicians or podcasters!

Beautifully presented throughout, this fabulous home offers an ideal opportunity for those looking for flexible living together with the opportunity to let out the ground floor room to generate an additional income. Situated on a good sized plot with generous sized south facing rear garden, delightful summer house and close to excellent amenities and schooling this property is a must see!

The spacious, light and bright Kitchen/Dining Room has a range of built in storage cupboards, separate pantry cupboard and is perfect for entertaining. There are folding doors from the Kitchen to the welcoming Sitting Room with feature fireplace and gas fire for those cosy winter evenings or they can be opened up so that you can enjoy the whole space. Also on the Ground floor with door leading from the entrance hall is a bedroom with en-suite shower room. A large Laundry Room accessed from outside offers a great place to launder all your washing and even dry it under cover plus ample storage. Upstairs there are three further bedrooms and a family bathroom. To the front of the house there is ample off-road parking on the driveway.

Entrance Hall

Sitting Room

13'11" x 11'1"

Having a bay window to front and feature fireplace with gas fire inset. Folding doors lead to the open plan kitchen/dining room

Open Plan Kitchen/Dining Room

17'2" x 17'0"

A spacious open plan space with pantry cupboard, built in dishwasher, single drainer sink unit, base and eye level units, free standing gas cooker and two deep storage cupboards. The dining area has sliding patio doors which lead to the patio and garden.

Laundry Room

14'11" x 7'1"

Accessed from the garden at the rear of the property there is a good sized laundry area with ample storage area.

Ground Floor Bedroom

A versatile room which incorporates the En-Suite Shower Room.

En-Suite Shower Room

On the First Floor







Bedroom

14'3" x 10'2"

With bay window over looking the front of the property, attractive wooden panelling and built in wardrobes which have mirrored doors.

Bedroom

10'1" x 9'9"

Overlooking the rear garden and having built in wardrobes with a mirrored door.

Bedroom

7'3" x 6'8"

Having wooden panelling and window to front.

Family Bathroom

A good sized room with wash hand basin, low level WC, bath and shower over.

Outside

Garden Office

15'1" x 8'5"

This room has been completely soundproofed by the current owners and is used as a music room and pod casting studio. There is power, light and wifi connected.

Summer House

A lovely place to retreat to curl up and read a book.

General Information

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

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