



Nutfield Lane | | Warwick | CV34 8BD

Asking price £350,000

 **KINGSWAY**
ESTATE AGENTS

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Kingsway Estate Agents are delighted to present this exceptional two-bedroom semi-detached home, ideally situated in a sought-after location in Leamington Spa.

Upon entering the property, you are welcomed by a bright and airy living room that flows seamlessly into a modern kitchen/diner. The kitchen offers ample space for a dining table and features patio doors that open out onto a generous, low-maintenance rear garden—perfect for entertaining. Completing the ground floor is a convenient WC and a useful utility cupboard.

- Two Double Bedrooms With Potential To Create Third
- Sought After Location Near Recreation Grounds
- Two Parking Spaces
- EPC Rating: B

Living Room

12'2" x 12'2" (3.71m x 3.71m)

Family Bathroom

6'9" x 6'2" (2.08m x 1.89m)

Kitchen/Diner

15'5" x 10'11" (4.70m x 3.34m)

Landing/Study Area

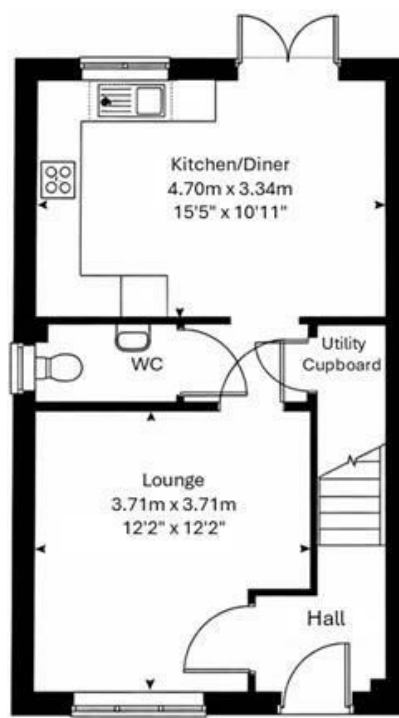
6'7" x 9'8" (2.02m x 2.95m)

Bedroom One

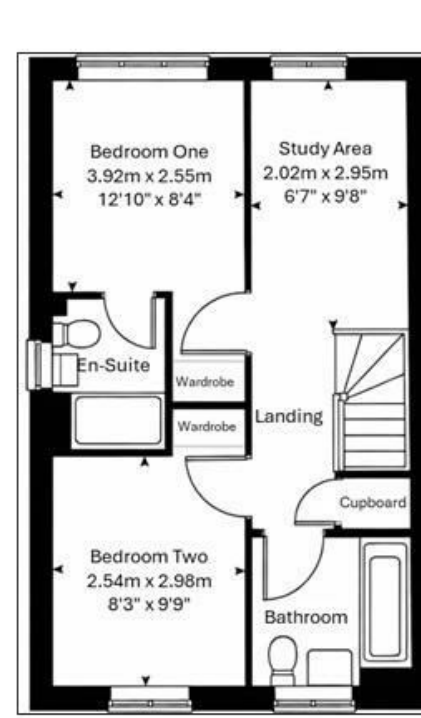
12'10" x 8'4" (3.92m x 2.55m)

Bedroom Two

8'3" x 9'9" (2.54m x 2.98m)



Ground Floor



First Floor

Total Floor Area Approx: 79 sq. metres (850 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

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