



RECTORY CLOSE, WHITNASH

complete ●●●
SALES & LETTINGS





An extended 1960s semi-detached bungalow tucked away in a quiet cul-de-sac in Whitnash, conveniently positioned close to Leamington County Golf Club, local shops, pleasant countryside walks and excellent transport links. The flexible accommodation comprises an entrance hall, a bright living room with French doors opening onto the garden, two ground-floor double bedrooms (one currently utilised as a dining room), an extended dining kitchen and a ground-floor bathroom. To the first floor is a generous landing/sitting area and a further double bedroom, ideal as a guest suite or home office. Outside, the bungalow enjoys both front and rear gardens, ample block-paved off-road parking for four vehicles and a detached brick-built garage. Offered with no onward chain, Whitnash remains highly regarded for its strong school catchments, family-friendly community, easy access to Leamington Spa train station and the M40.

It's in the details...

Entrance

A uPVC double glazed entrance door & side matching window leads into the hallway, which is carpeted, has a radiator, coving, glazed door to the stairs to the first floor and door to the dining room/bedroom two. There is a glazed door to the lounge, a door to the bathroom, bedroom one and extended kitchen.

Living Room

With large double glazed sliding doors to the garden, there are wall lights a, stone gas feature central fireplace and a radiator.

Bedroom Two/Dining Room

A good sized multi-purpose room which has a uPVC double glazed bay window, coving, under-stairs storage and a radiator.

Dining Kitchen

An extended kitchen, with tiled flooring, high-level & base level fitted units with mottled worktops. A white one and a half bowl sink with mixer tap and drainer. Space for an upright fridge freezer, space for an electric oven, tiled splash-backs, a fitted washing machine, a fitted dishwasher, a uPVC double glazed windows to two sides and there is a set of French doors to the garden. Space for a table.

Bedroom One

A good sized double bedroom, which has a uPVC double glazed bay window to the front, coving and a radiator. Ample space for bedroom furniture.

Bathroom

Fitting with a white suite comprising of a bath with an electric shower over, a toilet, a pedestal hand wash basin, a radiator, tiled splash-backs, downlights and a uPVC double glazed window.

Landing/Sitting Room

The stairs lead up to the large landing area which could be used in the sitting room or home area. It has a radiator, a uPVC double glazed dormer window, wall light, door to a large boarded eaves storage area and a door to the upstairs bedroom.

Bedroom Three

A double bedroom with a uPVC double glazed dormer window, which has a great view of the garden and fields behind. There is a radiator.

Garden

There's a manageable rear garden, which has a circular lawn and deep



planted bedding around the garden. There's an area of patio and perimeter fencing with trellis that has mature planting.

Front & Parking

There is a stone front garden with bushes and planting. A block paved drive for parking up to 4 cars.

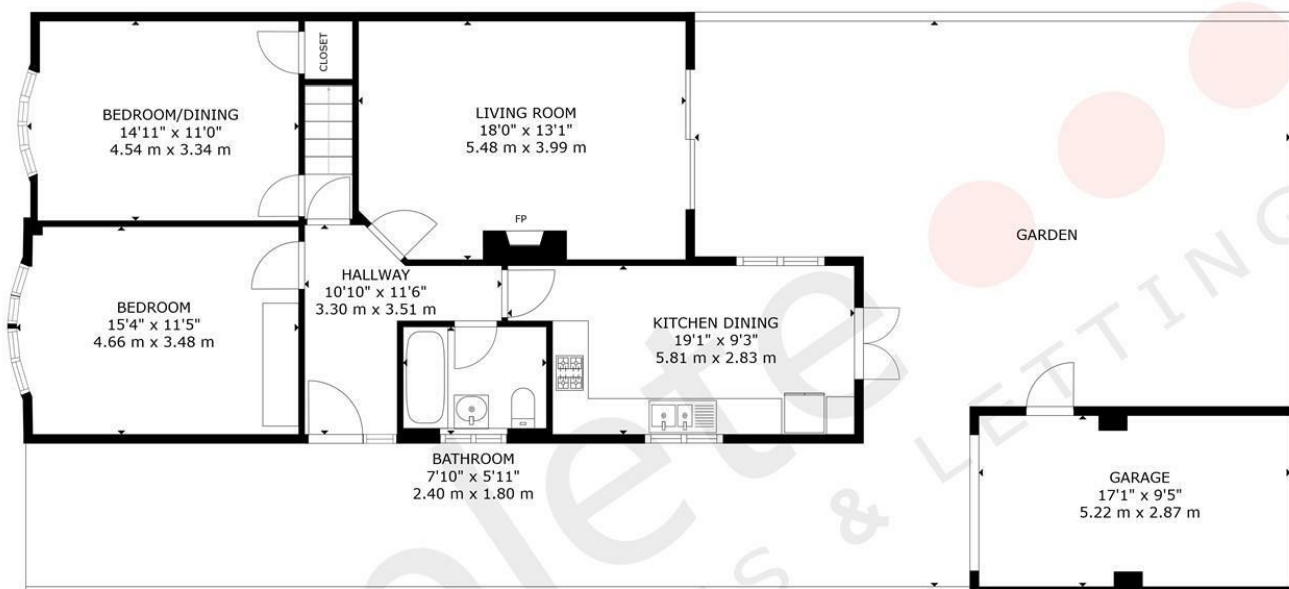
Detached Garage

A brick built detached garage which has an up-and-over front door and pedestrian side access. Power and lighting.

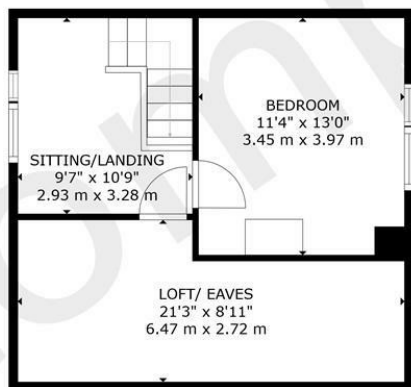
Location

Located in a peaceful cul-de-sac, close to the Leamington & County Golf Club and countryside in Whitnash, which is South of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and the train station which has a direct train service to London Marylebone. Whitnash has a variety of local amenities, doctors, dentist, parks and good local schools such as St Margaret's, St Josephs and Briar Hill and private school catchments through Leamington & Warwick. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks and gardens, it is a very popular place to live.





FLOOR 1



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GROSS INTERNAL AREA
FLOOR 1: 910 sq. ft, 84 m², FLOOR 2: 425 sq. ft, 39 m²
TOTAL : 1,335 sq. ft, 123 m²
EXCLUDED AREAS : GARAGE: 161 sq. ft, 15 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

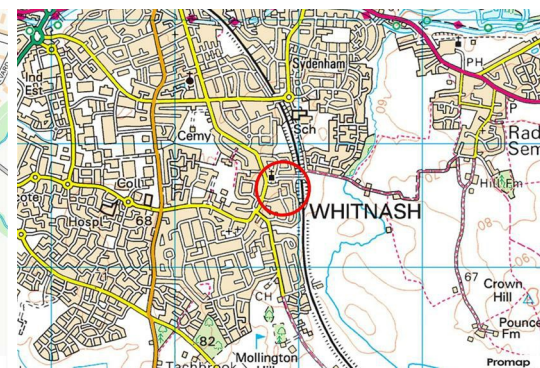
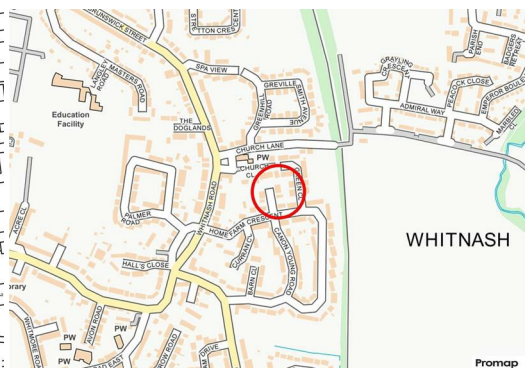
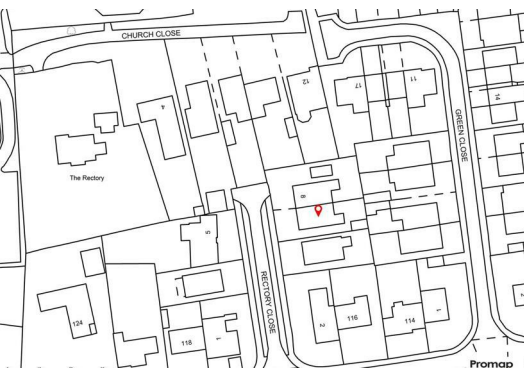
The Leamington Property Expert





- Extended Semi Detached
- Three Bedrooms
- Extended Kitchen
- Spacious Landing/Sitting Area
- Garage & Parking

- 1960's Dormer Bungalow
- Large Living Room
- Ground Floor Bathroom
- Front & Rear Gardens
- Cul-De-Sac & No Chain



RECTORY CLOSE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-28)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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