



Beautifully refurbished 3 bed semi

**87 Whitnash Road
Whitnash
Leamington Spa
CV31 2HB**


MARGETTS
ESTABLISHED 1806

Offers Over £440,000

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*****UNDER OFFER***** Superbly extended and beautifully refurbished throughout to an excellent standard, this considerably extended mature semi-detached family home boasts fabulous family accommodation with good size gardens, off road parking and garage, utility room and the most stunning family/kitchen/diner. Ground floor W.C. and ground floor shower room. Beautiful family bathroom & shower. Sensibly to be priced - viewing is warmly recommended at the earliest opportunity.

Large Canopy Porch

with double glazed front door and matching side windows, opens into the Reception Hall.

The Reception Hall

enjoys fitted cabinets and cloaks cupboard and further cupboard concealing the meter. Please note, the seller has fitted the stunning flooring which is solid engineered oak in laid in a herringbone design found in the Hall and the rear Family Room/Kitchen/Diner.

Lounge - Front

12'5" max' by 11'6"

with beautiful fitted cabinets to either side of the chimney breast, measurements exclude the front bay window which is fitted with desk & drawers. Double glazed bay window, radiator and downlights.

Magnificent Open Plan Living/Kitchen/Diner

18'8" x 21'7" max'

The kitchen area enjoys the impressive central island unit with a four ring electric induction / booster hob with built in under extractor and units beneath with breakfast bar with two further built-in storage cupboards. Quartz work surfacing with matching up stands incorporating built-in drainer and 1 1/2 bowl sink unit with mixer tap. Range of base unit beneath incorporating the full-size Hotpoint dishwasher and bin/recycle store. Four tall ladder cupboards incorporating the integrated full-size refrigerator, and another incorporating an integrated full-size freezer. Two electric integrated ovens and range of eyelevel wall cupboards. Downlights, three fitted double glazed roof lights, wiring for three wall lights, and sliding bifold doors opening onto the rear patio and garden beyond. Large dining area and family sitting area too.

Large utility room

18'6" max' by 6'2" max'

with attractive work surfacing and upstands incorporating a single bowl single drainer sink unit with mixer tap and arrangement of base units beneath. Tall ladder cupboards to either side with range of eye-level wall cupboards. Space and plumbing for washing machine, beautiful tiled floor. Radiator and downlights and ceiling double glazed roof light. Door to the rear patio and door into the garage.

Shower Room

enjoys a fully tiled shower cubicle with adjustable shower and rain shower, wash hand basin and low-level WC with concealed tiled cistern and WC. Heated towel rail, obscured double glazed window, tiled floor and part tiled walls.



Staircase

from the Reception Hall to the First Floor Landing with access to the roof space. Double glazed window to the side.

Bedroom One - Front

11'7" excluding bay by 11'4" radiator, beautifully fitted wardrobes to either side of the chimney breast with feature display shelves. Double glazed bay window to the front of the property and downlights.

Bedroom Two - Rear

11'3" x 11'11" with radiator and double glazed window and double door fitted wardrobe to one side of the chimney breast

Bedroom Three - Front

8'5" x 7'4" measurements including a small bulkhead, with double glazed window to the front and radiator.





Stunning Family Bathroom

has been re-fitted with panelled bath having mixer tap and rain shower and adjustable shower attachment over with screen, wash hand basin in vanity unit with draw beneath and mixer tap, low-level WC, two obscured double glazed window and heated towel rail. Downlights.

Outside

To the front of the property, there is a large fore garden set behind a garden wall with hedge to the side, laid to chippings providing parking and giving access to the

Attached Single Garage

with electric light and power and personal door into the Utility Room.

Delightful Rear Garden

has an elevated patio adjoining in the property with steps leading down to a shaped Lawn. Further deck patio and storage area.

Large timber Summer House/Garden Shed

12'5" x 7'2"

with windows. suitable for storage.

General Information

The property is freehold and all main services are connected



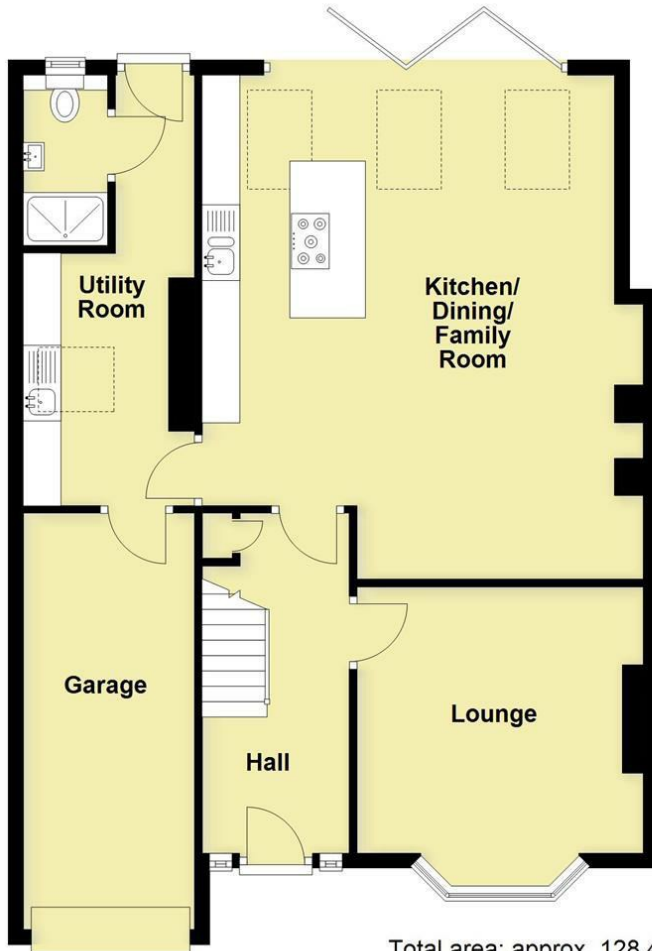


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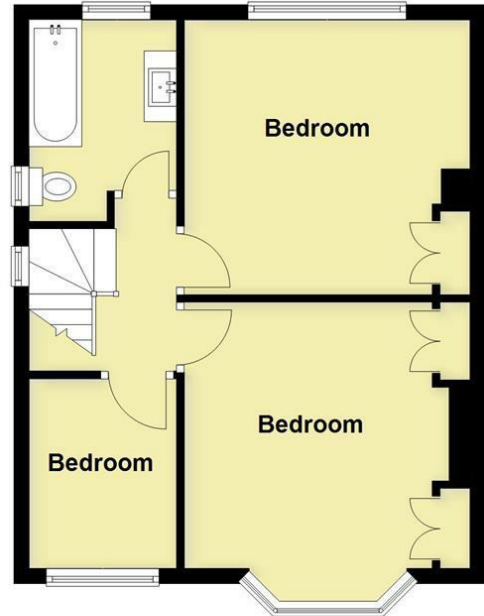
Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 128.4 sq. metres (1382.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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