



18 Lavender Close, Warwick, CV34 8DN

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Approximate Gross Internal Area

Ground Floor = 53.49 sq m / 576 sq ft

First Floor = 67.16 sq m / 723 sq ft

Garage = 17.31 sq m / 186 sq ft

Total Area = 137.96 sq m / 1485 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Redrow Oxford Lifestyle Design 2022
- Detached Three Bedrooms, Three Bathrooms
- Open Plan Kitchen/Dining/Living Room
- Green Space views to the rear over
- Separate Sitting Room
- Utility Room and Guest Cloakroom
- Remainder of NHBC guarantee
- Good sized Garden
- Integral Garage and parking for two cars - electric car charging point
- Close to all amenities and motorway network



Offers Over £550,000

If your dream would be a home where you can just move in and start living, then look no further!

Built by Redrow and completed in 2022, this immaculately presented detached Oxford Lifestyle home boasts three double bedrooms, three bathrooms, a single garage and parking for two cars. There are plenty of upgrades to enjoy along with the remainder of the NHBC warranty. Located in an enviable position overlooking the playing fields of the local primary school and several allotments to the rear this delightful home is a real 'turn key' property.

Located on the popular Midsummer Meadows development and with excellent access to the new Myton Green School, this development offers play areas, green spaces and easy access to Leamington and Warwick town centres, train stations and the motorway network.

The accommodation comprises in brief: Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Cloakroom, Utility Room, Three double Bedrooms, Three En-Suite Bathrooms and Single Garage.

### Hallway

A spacious hallway with useful under-stairs cupboard

### Sitting Room

Having a square bay double glazed window to the front with leaded light insets.

### Open Plan Kitchen/Dining Room

A beautiful, light and bright, well thought out space with a range of floor and wall cupboards with complementary splashbacks, an island unit with breakfast bar area, induction hob, single drainer sink unit, space for dishwasher, electric cooker and pantry cupboard. The dining area is large enough to take a dining table and a sofa where you can recline and enjoy the views of the garden. Double doors lead to the patio and rear garden which has a useful shed.

### Utility Room

Having space for washing machine and tumble dryer, stainless steel single drainer sink unit.

### Guest Cloakroom

Having a low level WC and wash hand basin

### Main Bedroom

A good sized bedroom with square double glazed bay leaded light window to front and entrance to:

### Dressing Area

having a range of wardrobes with mirrored doors and a door leading to:

### En-Suite Bathroom

Having a white suite consisting a double shower low level WC, wash hand basin and bath tub.

### Double Bedroom

With leaded light double glazed window to front and door to

### En-Suite Shower Room

Having a walk-in shower, low level WC and wash hand basin.

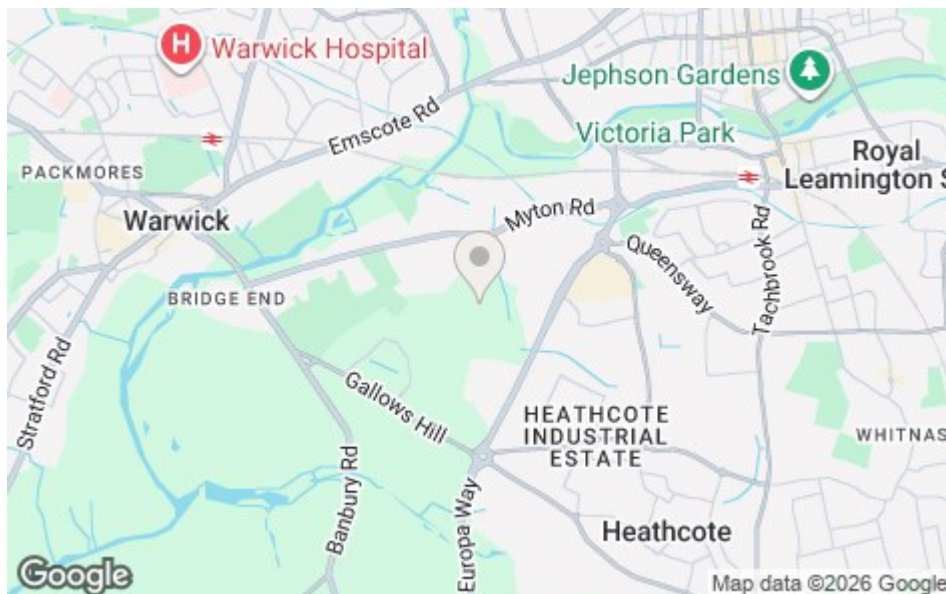
### Double Bedroom

With views to the rear across the playing fields and allotments this room has a double glazed window to rear and door leading to:









### En-Suite Shower Room

With walk-in shower low level WC and wash hand basin.

### Integrated Garage

### 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 electric, 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 F

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B 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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