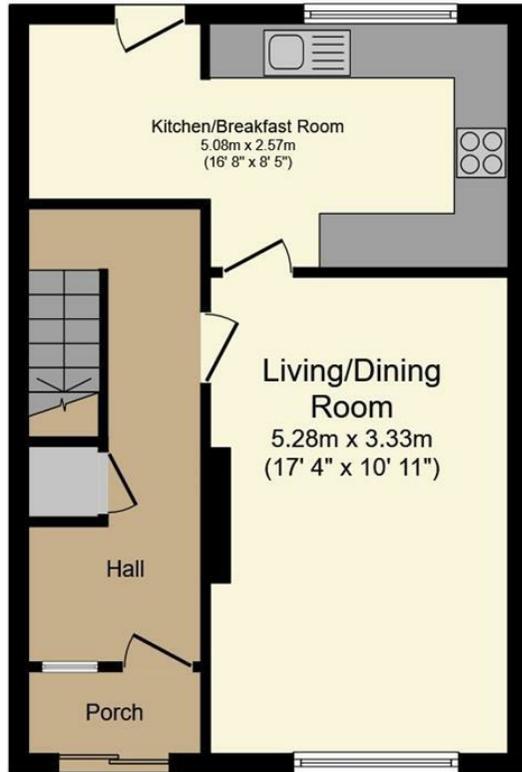




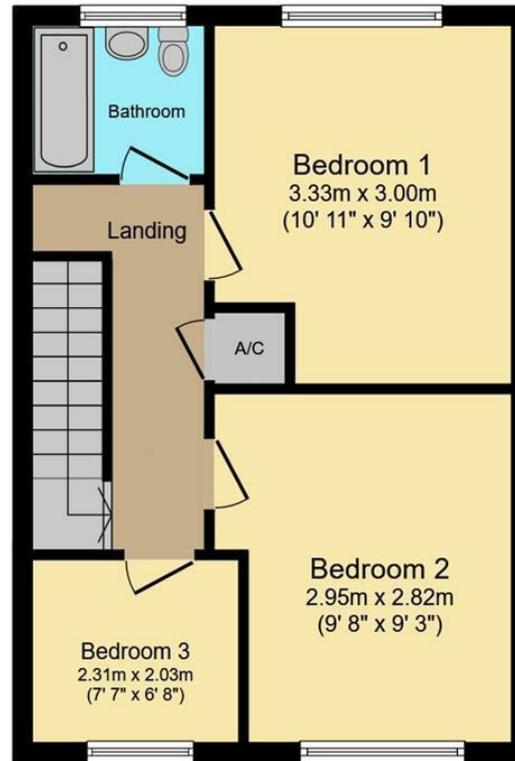
Peter Clarke

14 Laburnum Grove, Warwick, CV34 5TG

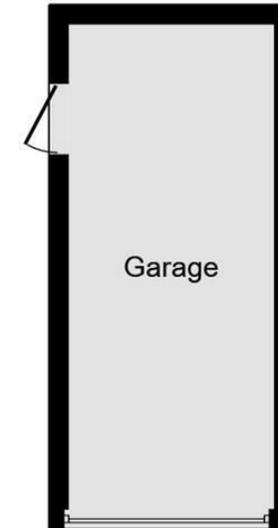
14 Laburnum Grove, Warwick, CV34 5TG



Ground Floor
Floor area 43.3 m² (466 sq.ft.)



First Floor
Floor area 42.6 m² (458 sq.ft.)



Garage
Floor area 12.4 m²
(134 sq.ft.)

TOTAL: 98.3 m² (1,059 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Well Presented Family Home
- Three Bedrooms
- Modern Family Bathroom With Shower
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Breakfast Room
- Lawned Gardens To Front & Rear
- Detached Garage
- No Forward Chain
- EPC Rating C



Offers In Excess Of
£265,000

A spacious, well presented and conveniently located, three bedroom family home situated on this quiet cul-de-sac, located within easy reach of both Warwick and Leamington town centre. Having well maintained interior accommodation briefly comprising entrance porch, large inner hall, living/dining room, modern fitted kitchen and breakfast room, whilst to the first floor there are three bedrooms and a modern family bathroom with shower. Outside the property benefits from lawned gardens to both front and rear property with a useful detached single garage located to the rear of the garden which benefits from both power and lighting. Parking is available to both front and rear of the property in the residents parking areas. NO FORWARD CHAIN

Approach

Accessed from Laburnum Grove via a paved footpath leading up to the double glazed front door.

Porch

The double glazed front porch has a sliding door accessed from the front garden with internal double glazed door opening into the hall.

Hall

Having stairs rising to the first floor landing and benefitting from a useful understairs storage cupboard with internal timber and glazed door opening into the living/dining room.

Living/Dining Room

The spacious reception room has a large double glazed window to the front elevation, centrally mounted feature fireplace with open fire and provides ample room for both living and dining furniture. With an internal door leading to the kitchen.

Kitchen

Comprising a range of modern wall and base mounted units with contrasting granite effect worktops over and an inset stainless steel sink and drainer. Having integrated gas hob with overhead extractor, double electric oven and benefitting for space for fridge, washing machine and dishwasher. with a large double glazed window over looking the rear garden and open doorway leading to the breakfast room.

Breakfast Room

This adaptable space is currently utilized as a breakfast room and is accessed directly from the kitchen with further rear facing double glazed window and access door leading to the westerly facing rear garden.

To The First Floor

Landing

The landing has stairs rising from the hallway and benefits from an airing cupboard, which houses the Worcester Bosch combi boiler, and loft access hatch with drop down ladder as well as giving way to all three bedrooms and the modern family bathroom.

Bedroom One

A well sized double room with rear facing double glazed window over looking the rear garden.

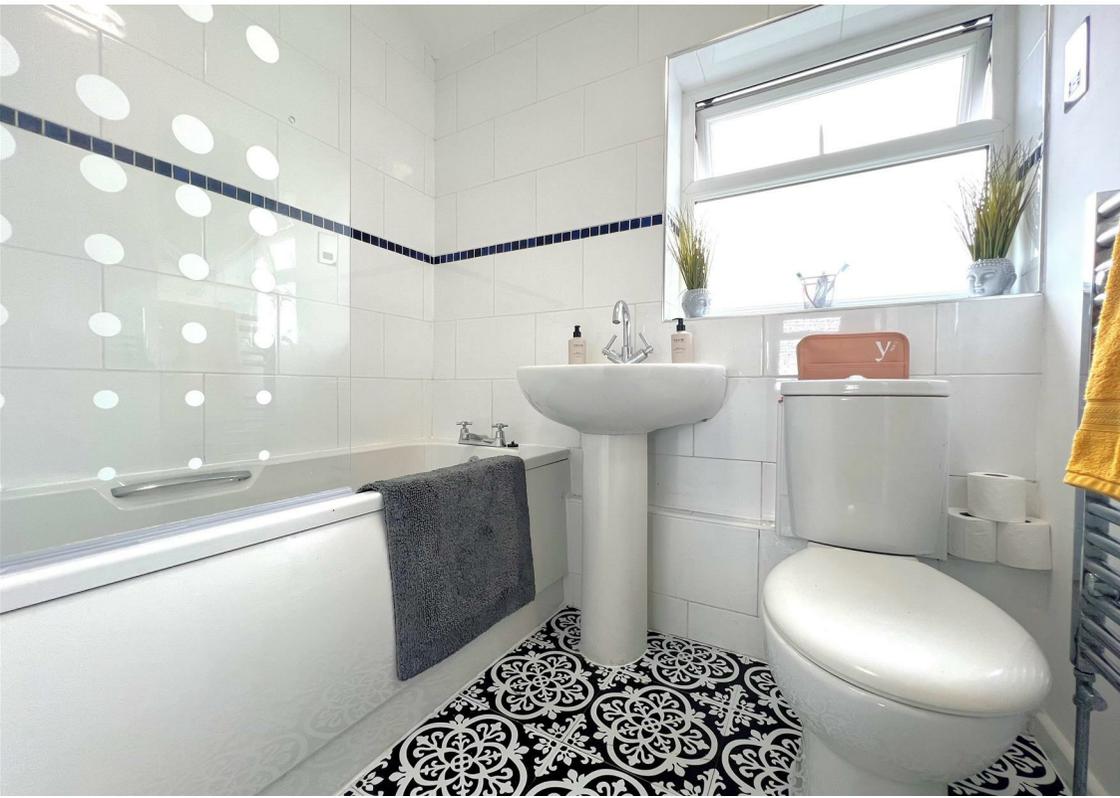
Bedroom Two

Another double bedroom this time offering views out over the green.

Bathroom

A modern white suite comprising low level W.C with dual flush, pedestal wash hand and paneled bath with mains fed shower over. In addition the bathroom features tiling to all walls and has an obscured and double glazed window to the rear elevation.







Bedroom Three

The third bedroom is a single and has a front facing double glazed window overlooking the green.

Outside

To The Front

A well maintained and lawned fore garden and paved footpath are located to the front of the property

To The Rear

To the rear is a westerly facing part walled and lawned rear garden benefitting from a decked rear dining terrace and rear gated access to the resident rear parking area. In addition there is pedestrian access into the detached single garage which is located to the rear of the garden.

Garage

Located to the rear of the garden and offering vehicular access from the residents parking area via an up and over garage door is the detached single garage, with further pedestrian access from the rear garden and benefitting from power.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric 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 C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. 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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

Peter Clarke

