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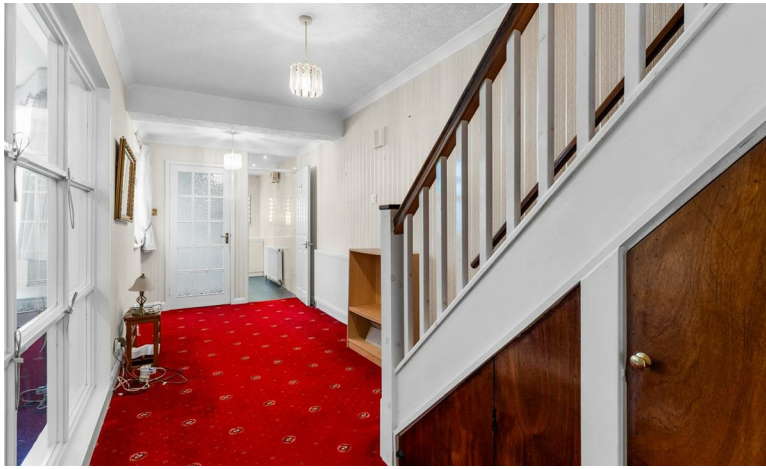
166, Landor Road, Whitnash, Leamington Spa

Guide Price £500,000



A spacious and well proportioned, four bedroomed detached family home. Situated in well regarded Whitnash location and offering further potential for updating and improvement, boasting large rear garden.

Briefly Comprising:

Enclosed entrance porch, hallway, ground floor shower room, spacious dining room interconnecting to living room, breakfast room with adjacent refitted kitchen and garden room with sun lounge, side porch. First floor landing, three spacious double bedrooms all with fitted wardrobes, additional bedroom four. Large family bathroom with separate shower cubicle. Separate WC. Double glazing. Gas radiator heating. Larger than average garage, block paved driveway and front garden. Large rear garden with a variety of paved and lawned areas with ornamental pond and beautiful well stocked herbaceous plants. NO CHAIN.

Landor Road

Rarely do family properties of this size and nature come up for sale in this particular part of Whitnash. The property has been enlarged and extended, and on the market for the first time in a long time. This established family home has clearly been loved over the years, but does offer further potential for updating, extending and reconfiguring subject to the necessary permissions and consents.

The agents would advise early viewing in order to avoid disappointment.

The Property

Is approached via a brick block paved driveway with upvc double glazed entrance door giving access to...

Enclosed Entrance Porch

With multi pane timber door to...

Entrance Hallway

With staircase rising to first floor landing with useful understairs storage, double radiator, coved cornicing, upvc double glazed window to side. Paned timber framed partition allowing natural light from the living/dining room into the hallway.

Ground Floor Shower Room

Fitted with a white, modern suite to comprise; low level WC, wash hand basin with mono-mixer set into vanity cupboard, corner shower cubicle with Mira Sport electric shower, tiled floor, chrome radiator towel rail, tiled walls, downlighter points to ceiling, two upvc obscure double glazed windows, radiator.

Through Living/Dining Room

29'4" overall (8.94m overall)

Dining Room (Front)
11'4" x 13'9" into bay (3.45m x 4.19m into bay)
With upvc double glazed bay window to front elevation, coved cornicing, two double glazed windows to side, double radiator, broad square opening to...

Living Room
10'11" x 15'2" (3.33m x 4.62m)
With mid-century tiled fireplace surround, two upvc double glazed windows to side elevation, coved cornicing, radiator, timber framed doors with matching panels to side leading to Sun Lounge.

Breakfast Room
7'2" x 11'4 (2.18m x 3.45m)
Interconnecting to the kitchen and broad double opening to the Living Room, and with broad opening to the rear to the Garden Room. With coved cornicing, door understairs store cupboard.

Garden Room
11'2" x 7'5" (3.40m x 2.26m)
With upvc double glazed sliding door to garden, double glazed window to side elevation, double radiator, coved cornicing, part glazed partition leading through to...

Sun Lounge
7'6" x 7'2" (2.29m x 2.18m)
With upvc double glazed windows to rear and side elevation, door.

Kitchen
7'6" x 17'2" (2.29m x 5.23m)
Refitted with white high gloss wall and base units, with wood block look working surface over, one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with double oven to side, filter hood over, space and plumbing for dishwasher, space for tall fridge freezer, splashback tiling, double radiator, upvc double glazed window overlooking garden and further obscure glazed timber framed door and window to covered glazed lean-to porch.

Lean-to Side Porch
With glazed roof and doors to front and rear.

First Floor Landing
With hatch to roof space.

Bedroom One (Front)
11' inc fitted w'robes x 16'8" (3.35m inc fitted w'robes x 5.08m)
With upvc double glazed windows to front elevation, double radiator, fitted wardrobes and bedside drawer units to either side of bed position.

Bedroom Two (Rear)
10'11" x 12'9" (3.33m x 3.89m)
With fitted wardrobes with high level storage over and built-in dressing table, radiator, upvc double glazed window and door to flat roof. SPECIAL NOTE: PLEASE DO NOT USE THIS DOOR.

Bedroom Three (Front)
15'10" x 9'3" (4.83m x 2.82m)
With two upvc double glazed windows to front elevation, coved cornicing, two radiators, fitted wardrobes and bult-in dressing table.

Bedroom Four (Side)
7'5" x 7'11" max (2.26m x 2.41m max)
With upvc double glazed window to side elevation, radiator.

Family Bathroom
Fitted with a light coloured suite to comprise pedestal wash hand basin, bath low level WC, double shower cubicle with wall mounted shower and controls, splashback tiling, two upvc double glazed windows to rear elevation, two radiators, doors to airing cupboard with Worcester Combination boiler.

Separate WC
With white low level WC, white wash hand basin with mono-mixer, upvc double glazed window to side elevation, tiled splashbacks, tiled floor.

Garage
8'2" reducing to 7'6" x 26'4" (2.49m reducing to 2.29m x 8.03m)
With power and light as fitted, space and plumbing for washing machine.

Outside (Front)
To the front of the property is a brick block paved driveway with mature herbaceous borders, gated access to one side and to the other side is a covered lean-to side porch.

Outside (Rear)
Immediately to the rear of the property is an attractive sunken crazy paved patio area, with ornamental pond and surrounded by Cotswold stone edged borders. This then leads down to the main garden area, which is mainly laid to lawn with attractive well stocked herbaceous borders with brick outbuilding/garden store, outside tap.

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
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 the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

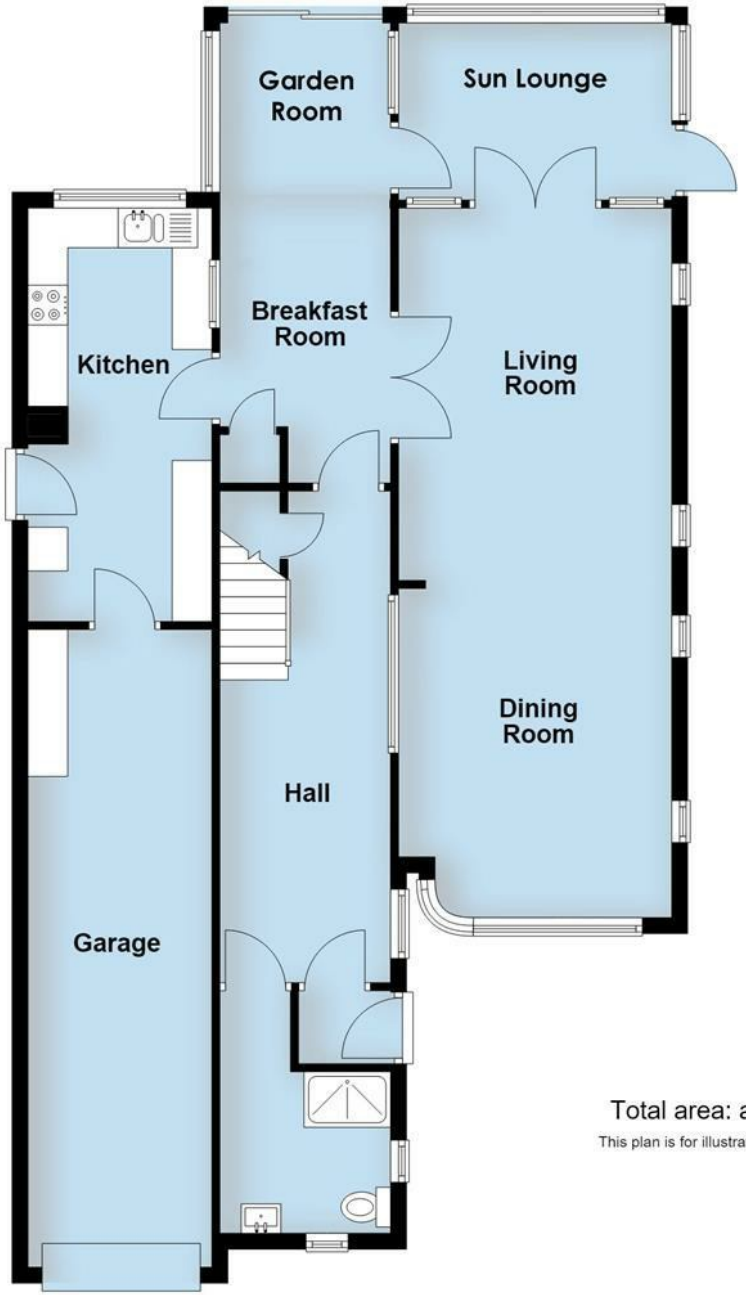
Council Tax
Council Tax Band E.

Location
CV31 2LE

Boots
Hydraulics
Limited

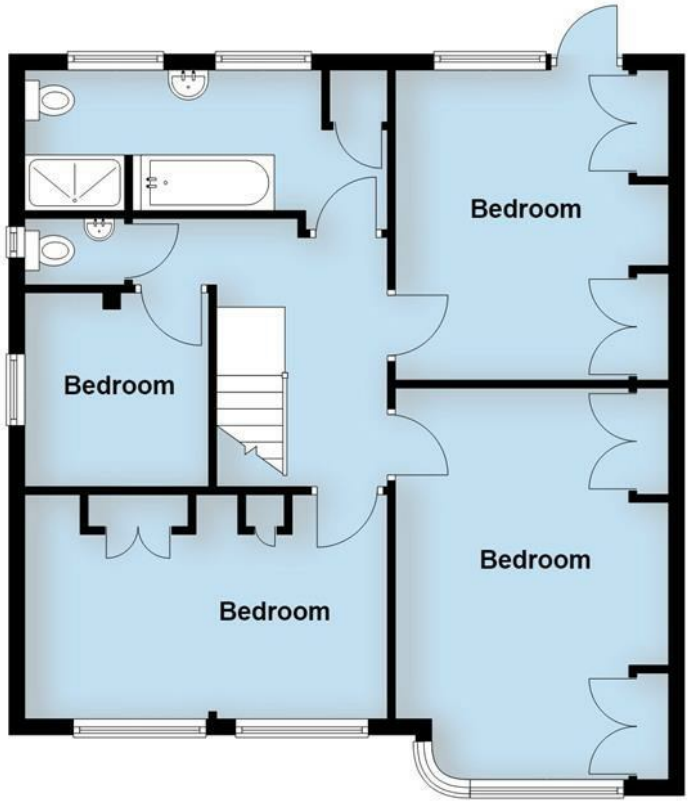
Ground Floor

Approx. 104.5 sq. metres (1124.5 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



Total area: approx. 173.1 sq. metres (1863.0 sq. feet)

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

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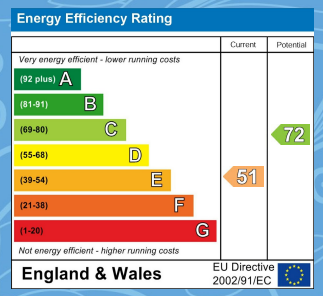

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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