



**10, Manor Road, Harbury, Leamington Spa**

**Price Guide  
£399,000**



A much improved and extended traditionally styled semi-detached family residence, providing particularly well proportioned and extremely well appointed three bedroomed accommodation, featuring open plan kitchen/diner and extended lounge and large south-westerly rear garden, in highly regarded village location.

#### Manor Road, Harbury

Is a popular and established residential location, conveniently sited close to the centre of this ever popular village, which contains an excellent range of facilities and amenities including shops, a primary school, and a variety of recreational facilities. Harbury is conveniently located to access both Leamington and Warwick town centres.

The motorway network is also within easy reach. Harbury has consistently proved to be very popular.

ehB Residential are pleased to offer 10 Manor Road, Harbury which is an opportunity to acquire a much improved and extended traditionally styled three bedroomed semi-detached family residence, with gas centrally heating and sealed unit double glazing, which has been substantially

extended to include an impressive lounge and refitted kitchen/diner with additional utility room and downstairs cloakroom. The property is offered to an excellent standard of presentation, the large south-westerly rear garden with outbuildings and ample off road car parking being particularly noteworthy. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

#### Enclosed Storm Porch

With entrance door with coloured leaded light, similar style door leads to the...

#### Reception Hall

With Karndean flooring, concealed radiator, staircase off, turned balustrade, twin cloaks cupboards with coat hooks and shelves, downlighters and custom made understair storage facility.



#### Extended Lounge

21'9" x 12'1" (6.63m x 3.68m)

With bi-folding doors overlooking rear garden, alcove with shelves, Karndean flooring, electric underfloor heating, TV point, part pitched ceiling with Velux windows and downlighters.

#### Extended Refitted Kitchen/Diner

17'3" x 11'10" (5.26m x 3.61m)

With patio doors overlooking rear garden, extensive range of attractive base cupboard and drawer units, timber effect work surfaces and returns, matching range of high level cupboards, built-in AEG double oven, four ring induction hob with glazed splashback and extractor hood over, built-in dishwasher, fridge freezer, inset single drainer one and a half colour matched sink unit with mixer tap, Karndean flooring, concealed pelmet lighting, radiator.

#### Utility Room

7'9" x 5'10" (2.36m x 1.78m)

With base cupboard and drawer units, timber effect work surfaces and returns, single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, radiator, Karndean flooring.



#### Rear Hall

With composite door to rear garden, radiator, boiler cupboard containing Baxi combination gas fired central heating boiler, Karndean flooring.

#### Cloakroom/WC

With wash hand basin, tiled splashback, low flush WC, radiator, Karndean flooring.

#### Stairs and Landing

With access to roof space.

#### Refitted Bathroom/WC

8' x 6' (2.44m x 1.83m)

With white suite comprising panelled bath, with wall mounted integrated mixer taps and shower attachment, shower rail and curtain, vanity unit incorporating wash hand basin, mixer tap, low flush WC with concealed cistern, chrome heated towel rail.

#### Bedroom One

11' x 11'7" (3.35m x 3.53m)

With two double built-in wardrobes, hanging rails, cupboards over, radiator.

#### Bedroom Two

13'6" x 9'8" (4.11m x 2.95m)

With radiator.

#### Bedroom Three

10'3" x 7'6" (3.12m x 2.29m)

With radiator.

#### Outside (Front)

The front of the property provides tarmac car parking facility for three cars and lawned garden, pedestrian side access leads to the...

#### Outside (Rear)

Large south-westerly rear gated garden with extensive paved patio, shaped lawns, flanked by established flower borders and close boarded fencing.

#### Large Timber Built Workshop

12'6" x 17'6" (3.81m x 5.33m)

With twin doors, electric, light and power points.

#### Swiss Style Summer House

11'9" x 8'6" (3.58m x 2.59m)

Being timber built and double insulated with sealed unit double glazed French doors, electric, light and power point. Useful paved storage area.

#### 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 C.

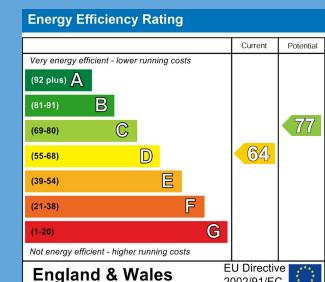
#### Location

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