



## DUCKETT PLACE

LEAMINGTON SPA, CV31 2FF

GUIDE PRICE £340,000  
FREEHOLD

Set on the desirable Lancaster Way and arranged over three spacious storeys, this beautifully presented three-bedroom mid-terrace family home offers bright and versatile living accommodation throughout. Flooded with natural light from both the front and rear aspects, the property has been thoughtfully designed for modern family living, benefitting from well-proportioned rooms, a spacious principal suite, and a low-maintenance rear garden. With local schools, amenities, and excellent road links all close at hand, this lovely home offers both comfort and convenience in equal measure.

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## Ground Floor

- Upon entering the property, you are welcomed into an entrance porch leading into the main living accommodation
- At the heart of the home is a spacious and bright lounge, offering the perfect setting for relaxing or entertaining and benefitting from useful under stairs storage
- To the rear of the home is a bright and airy kitchen/diner fully fitted with a range of wall and base units and complete with integrated appliances including an electric oven, gas hob, washer/dryer, fridge/freezer, and dishwasher with ample space for a dining table. The kitchen is flooded with natural light through French doors overlooking the landscaped rear garden.
- The ground floor accommodation also benefits from a WC

## First Floor

- The first-floor accommodation briefly comprises of two generously sized double bedrooms offering ample space for freestanding furniture
- Conveniently situated between bedrooms two and three is the modern family bathroom finished to a standard in-keeping with the rest of the home the space comprises of a bath, heated towel rail, hand basin, and WC.

## Second Floor

- The top floor is dedicated to the impressive main bedroom

creating the perfect retreat to unwind of an evening. Bedroom 1 offers ample space for freestanding bedroom furniture and benefits from a spacious en-suite shower room complete with a shower cubical and heated towel rail.

- A useful airing cupboard/storage space is located on the landing

## Garden & Exterior

- Enclosed rear garden designed for low-maintenance living, laid with Artificial lawn and patio seating area, ideal for alfresco dining and entertaining during the warmer months and a garden shed providing useful outdoor storage.
- Off-road driveway parking for two vehicles
- Double glazing and gas central heating throughout

Tenure: Freehold

EPC: C

Council Tax Band: D

Local Authority: Warwick District Council

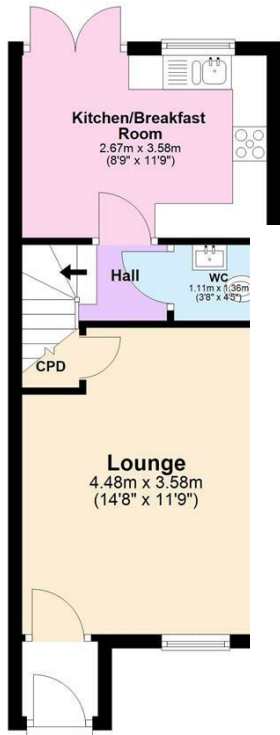
Maintenance fee; £285 per annum



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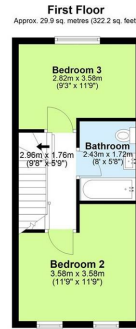
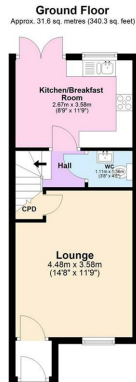
**Ground Floor**  
Approx. 31.6 sq. metres (340.3 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (322.2 sq. feet)



**Second Floor**  
Approx. 21.2 sq. metres (228.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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