



LABURNUM DRIVE WHITNASH CV31 2QF

GUIDE PRICE £290,000
FREEHOLD

Set within a highly desirable area of the sought-after location of Whitnash, this immaculately presented three-bedroom end-terrace home offers spacious and well-proportioned accommodation throughout. With a range of local amenities close by, this lovely home has much to offer its next owners.

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Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway that provides access to all principal rooms within the home and benefits from a built in storage cupboard.

-Located at the front of the home, you will find a bright and airy lounge, filled with natural light and providing the perfect space for relaxing in the evening.

-Leading towards the rear of the home is the modern, fully fitted kitchen, featuring a range of wall and base units and integrated appliances, including a fridge, freezer, electric oven, hob, and dishwasher.

-The kitchen conveniently flows into a utility area, providing the ideal space for freestanding white goods and offering direct access to the rear garden.

-Leading off the kitchen, there is a separate dining room, offering the perfect space for family meals or entertaining guests.

First Floor:

-The main bedroom is a generously sized double located at the front of the home, complete with built-in wardrobes.

-Bedroom two is a further double room located at the rear of the home and also benefits from fitted wardrobes.

-Bedroom three is also a double room, which could equally serve as the perfect home office or nursery.

-The family bathroom is conveniently located close to all three bedrooms and features a modern suite in keeping with the rest of the home, including a freestanding bath, shower cubicle, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-To the rear, the home boasts a low-maintenance garden laid to artificial lawn and patio, providing a pleasant space for relaxing in the summer months. The garden also offers access to a single garage, ideal for storage, as well as a gated rear entrance leading to allocated off-road parking.

-This lovely home also benefits from a front garden, gas central heating, and double glazing throughout. Situated just a stone's throw from the prestigious Royal Leamington Spa and with excellent road links nearby, this property offers an ideal combination of convenience, comfort, and style.

Important Property Information:

Tenure: Freehold

Council Tax Band: C

EPC:D

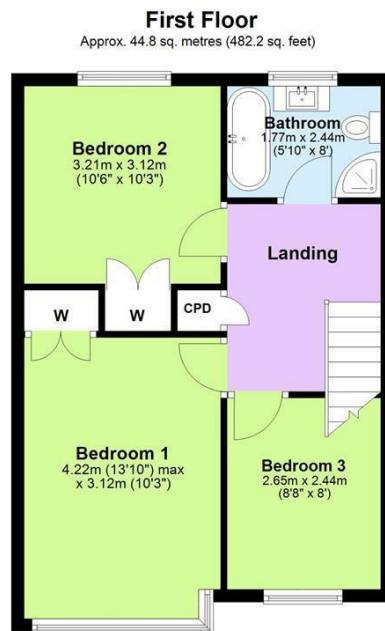
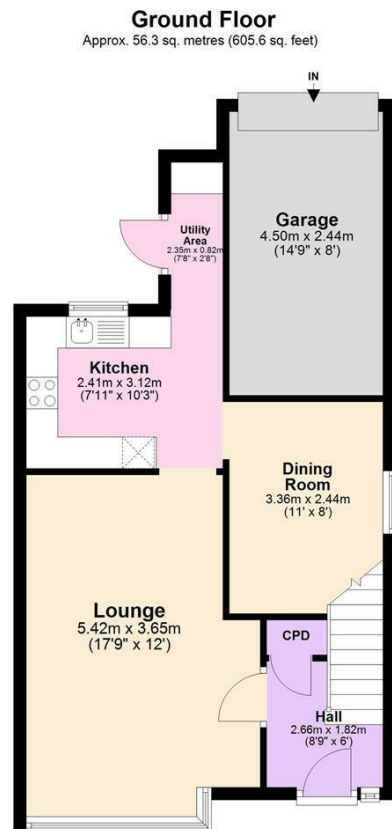
Local Authority: Warwick District Council





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Total area: approx. 101.1 sq. metres (1087.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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