

LANDOR ROAD, LEAMINGTON SPA CV31 2LE



A SUPERB THREE DOUBLE BEDROOM DETACHED BUNGALOW IN A POPULAR RESIDENTIAL LOCATION.

- DETACHED
- BUNGALOW
- GARAGE
- LOUNGE
- KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS WITH ONE EN-SUITE
- BATHROOM
- DRIVEWAY
- GARDEN
- POPULAR LOCATION

3 BEDROOMS

PRICE GUIDE £450,000

Hawkesford are delighted to bring to the market this fantastic three bedroom detached bungalow. Located on the popular Landor Road, this is a popular residential family area, known for being in good school catchments.

The property has been skillfully and thoughtfully extended, whilst being immaculately presented throughout. This is a property that provides unreal living accommodation, with superb room sizes throughout.

Comprising of entrance hallway, lounge with log burner and tri-folding doors out to garden, modern fitted kitchen dining room, study area, three double bedrooms one having a dressing area and En-suite, stunning family bathroom, detached garage, block paved driveway and extensive rear garden.

We fully recommend viewing this property to fully appreciate just what is on offer.

Front

Approached via a blocked paved driveway, leading to the side of the property and the front door.

Entrance Hallway

Spacious and welcoming L shaped entrance hallway, with radiator, spotlights to ceiling and solid oak flooring.

Lounge 16'11" x 12'11" (5.18 x 3.96)

Positioned overlooking the rear garden with tri-fold doors, light point to ceiling, radiator and open fireplace with log burner.

Kitchen/Dining Room 20'11" x 10'11" (6.40 x 3.35)

Fitted with cream gloss wall and base mounted units with complementary quartz work surfaces over having inset one and a half bowl stainless sink and drainer unit, double electric oven, 5-ring halogen hob with cooker hood over, integrated dishwasher, American style fridge freezer, central heated radiator, laminate flooring, ceiling spotlights, double glazed window to rear elevation and a door leading out to the side of the property.

Study 4'11" x 4'0" (1.52 x 1.22)

Study area off the hallway having built in cupboards with shelving, engineered oak flooring and central heated radiator.

Bedroom One 16'0" x 12'11" (4.88 x 3.96)

Ceiling spotlights, central heated radiator and two double glazed windows to side elevation.

Bedroom Two 14'0" x 12'0" (4.27 x 3.66)

Ceiling spotlights, central heated radiator and double glazed window to front elevation.

Bedroom Three 14'0" x 10'11" (4.27 x 3.35)

Ceiling spotlights, two central heated radiators and double glazed bay window to front elevation and an archway through to:

Dressing Area 4'11" x 2'11" (1.52 x 0.91)

With door leading to En-Suite.

En-Suite 8'0" x 6'0" (2.44 x 1.83)

Newly fitted with a white suite comprising of shower cubicle with mains shower over, wash hand basin, low level W/C, tiling to splash back areas, wall mounted gas central heating boiler, ceiling spotlights and two double glazed windows to side elevation.

Bathroom 12'0" x 8'0" (3.66 x 2.44)

Fitted with a white four piece suite comprising of bath having shower attachment off taps, double shower cubicle having mains shower over, vanity hand wash basin, low level W/C, central heated radiator, chrome heated towel rail and double glazed window to side elevation.

Garage 27'0" x 8'11" (8.23 x 2.74)

Having an up and over action door, work surface over having inset one bowl stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, power, light, double glazed window to rear elevation and a courtesy door leading out to the rear garden.

Garden

Extensive rear garden mainly laid to lawn with a patio area, planted borders, log store and front gated access.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553















Floor Plan

Floor area 131.0 sq. m. (1,410 sq. ft.) approx

Garage

Floor area 24.0 sq. m. (258 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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