

The Grange Mews

Beverley Road Leamington Spa CV32 6PX



Offer Overs £425,000

Grange Mews is an immaculately presented three-bedroom Mews house set within a highly sought after private development on Beverley Road in North Leamington. Having undergone extensive renovations by the current owners the property benefits from a light and spacious open plan living area with modern fully fitted kitchen, downstairs cloakroom, master bedroom with en-suite shower room, two further bedrooms, family bathroom, private rear courtyard and garage. This beautifully presented property is located within a popular school catchment area, making an ideal family home.



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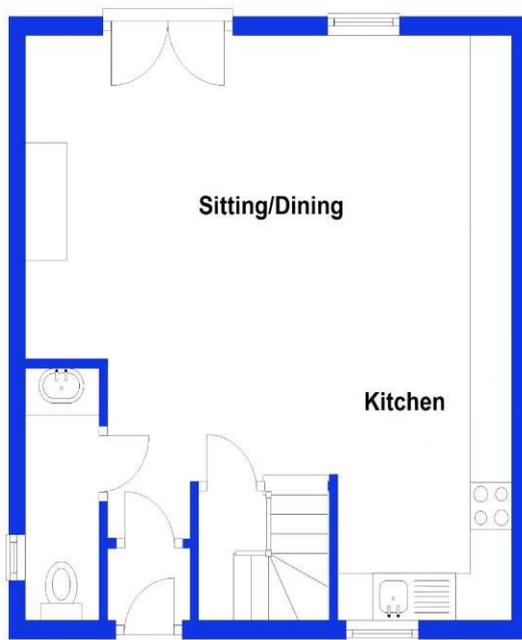
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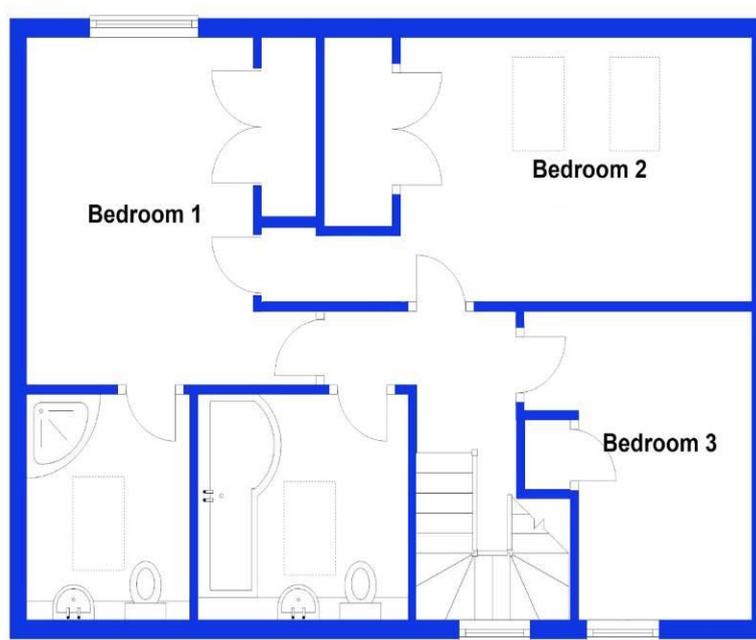
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 90.7 sq. metres (976.2 sq. feet)

- Three Bedroom Mews House
- En-Suite Master Bedroom
- Private Courtyard Development
- Spacious Open Plan Living Area
- North Leamington Location
- Private Rear Courtyard Garden
- Garage En Bloc
- Popular School Catchment Area

Approach

The property is approached via a communal courtyard.

Entrance Hall

With double glazed door to the front door, Karndean flooring and glass panelled door leading into the open plan living area and cloakroom.

Cloakroom

With low level W.C, wash hand basin with built under cupboard, Karndean flooring, Worcester central heating boiler, central heating radiator and double glazed window to the side.

Open Plan Living Area

Kitchen

A modern fitted kitchen with copper effect detailing and a range of wall and base mounted units with marble effect worktop over, incorporating an Asterite sink and drainer unit with mixer tap over, white metro splashback tiling, under cupboard lighting, electric induction hob with stainless steel cooker hood over, integrated double electric oven, fridge freezer, washing machine and dishwasher, double glazed window to the front, Karndean flooring and LED spot lighting.

Sitting / Dining Area

With staircase rising to the first floor landing, under stairs storage cupboard, Karndean flooring, LED spot lighting, television aerial and satellite point, vertical bar central heating radiator, telephone point, wooden fitted cupboards each side of chimney breast, cast iron central heating radiator and two copper pendant lights above dining area and double glazed patio doors leading into the courtyard garden.

First Floor Landing

With hatch providing access to the part boarded loft with pull down ladder and lighting, double glazed window to the front and doors leading to bedrooms and bathroom.

Bedroom One

With built in wardrobes, double glazed window to the rear, television aerial point, wall mounted dimmer switch, central heating radiator, telephone point and door leading to en-suite shower room.



Bathroom

With a white suite comprising of P-shaped panelled bath with shower screen, shower over and wall mounted controls, low level W.C unit with built in wash hand basin, tiling to the walls, heated towel rail and double glazed Velux style window to the front.

Outside

Courtyard Garden

Wall enclosed with paved patio, herbaceous border and gated side access.



En-suite

With double glazed Velux style window to the front, low level W.C, built in wash hand basin, heated towel rail, tiling to the walls and shower cubicle with wall mounted controls.

Bedroom Two

With walk through dressing area, built in wardrobes, central heating radiator, television aerial point and two Velux style windows to the rear.

Bedroom Three

With built in cupboard, double glazed window to the front and vertical radiator.





Garage En Bloc

Garage No. 7 with up and over door.

Tenure

Freehold

There is a service charge of approximately £200 per annum.

