



29 Biffin Way

Leamington Spa CV31 2FB

**SHELDON  
BOSLEY  
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Land and Property Professionals





## 29 Biffin Way Leamington Spa

A stunning five bedroom, three story detached family home located in the highly desirable and newly built estate near Warwick Gateway. Built in 2016, there is still many years remaining on the NHBC certificate.

The property briefly comprises hallway, study, breakfast kitchen, utility room, sitting room, downstairs WC, four bedrooms - one with en suite and bathroom on the first floor. The second floor boasts a stunning master bedroom with wardrobe area and further en-suite, as well as superb countryside views.

Externally, the property offers a drive for multiple cars, double garage, recently landscaped slit level rear garden and further small garden to fore.

Viewings strictly by appointment







# Dimensions

EPC: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Leamington Spa**  
29 Denby Buildings  
Regent Grove  
Leamington Spa  
CV32 4NY  
Tel: **01926 430555**

**Kenilworth**  
9 The Square  
Kenilworth  
Warwickshire  
CV8 1EF  
Tel: **01926 857595**

**Stratford-upon-Avon**  
Morgan House  
58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN  
Tel: **01789 292310**

**Shipston-on-Stour**  
The Corner House  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: **01608 661666**

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