



29 Biffin Way
Leamington Spa CV31 2FB

**SHELDON
BOSLEY
KNIGHT**

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.

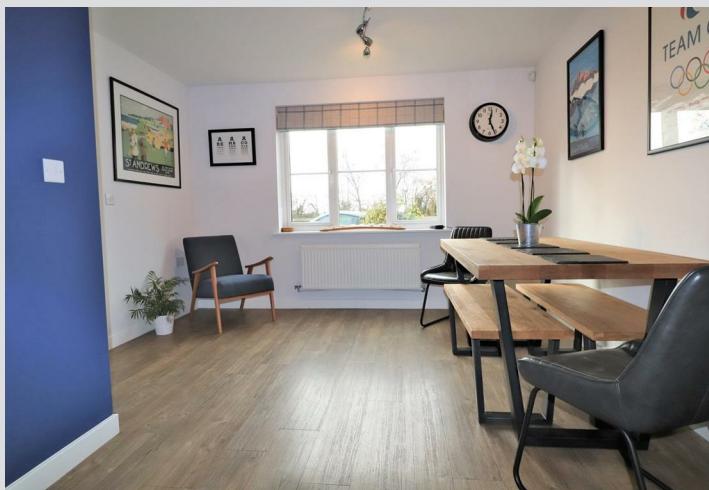
Viewings strictly by appointment



Dimensions

EPC: B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(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	

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.

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Leamington Spa
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Stratford-upon-Avon
Warwickshire, CV37 6LN
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Kenilworth
9 The Square
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Warwickshire
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Shipston-on-Stour
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