

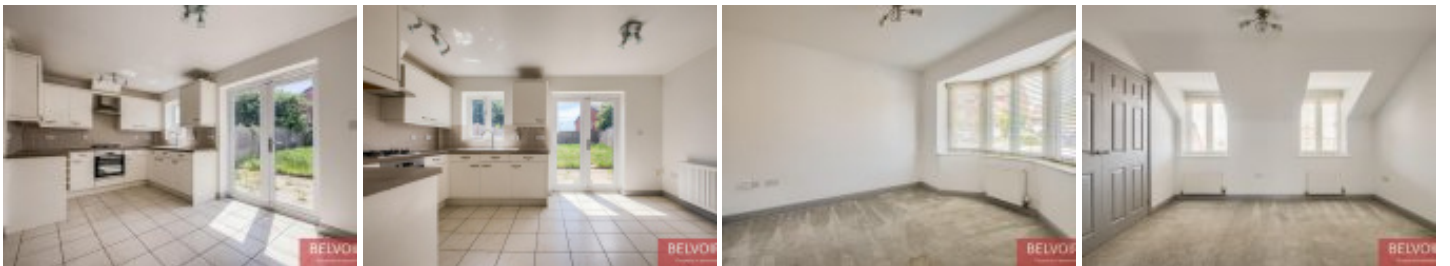
BELVOIR!

Leamington Spa Office
22/23 Denby Buildings Regent Grove Leamington
Spa Warwickshire CV32 4NY

Badgers Retreat, Leamington Spa



Guide price £330,000



Key Features

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	78	
(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	

Call: 01926 422251

belvoir.co.uk/leamington-spa

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Full Description



The property itself is accessed from the driveway, which in turn gives access to the private tarmac driveway, decoratively edged with paving and providing room for two vehicles.

The UPVC wood effect front door is inset from the front of the property and opens into:

The Hallway: this is a large space, ideal for welcoming guests into your home. There is access to the under stairs cupboards, a return staircase leading to the first floor and doors to:

Guest W.C: fitted with a white two piece suite comprising of a low level flush w.c and hand basin.

Study: an ideal place to work, with views over the green to the front of the property. There is ample space for a large desk as well as further storage, telephone line and internet sockets.

Kitchen Diner: This is a bright and inviting space, fitted with a range of high quality white gloss floor and wall units, all finished with a contemporary dark brown worksurface and tiled splash back. The space comes equipped with a variety of integrated appliances including an electric oven, gas hob, stainless steel extractor fan, one and half bowl sink with drainer and mixer tap, fridge freezer. The dining area of this space has ample room for a large family dining table and is flooded with light;

Living Room: this is a bright and airy room. There is plenty of space for a large settee suite, television and further furniture.

Principal Bedroom: This, too, is a large and inviting room with two windows, a range of fitted wardrobes and an en suite.

Ensuite 1: fitted with a contemporary white suite which comprises of a low level w.c, pedestal basin and shower cubicle with water system shower.

Bedroom 2 : a second double bedroom with UPVC double glazed windows and gas radiator

Ensuite 2: fitted with a contemporary white suite which comprises of a low level w.c, pedestal basin and shower cubicle with water system shower.

Bedroom 3: bedroom with fitted wardrobes.

Bedroom 4: smaller double bedroom with UPVC double glazed windows and gas radiator.

Family Bathroom: shared between the second and third bedrooms, this is a good sized space which is finished to a contemporary standard. Fitted with a three piece suite which includes; a pedestal basin, bath with shower over and low flush w/c.

Rear Garden: surprisingly large space laid to lawn with a patio area ideal for socialising and enjoying the sun.

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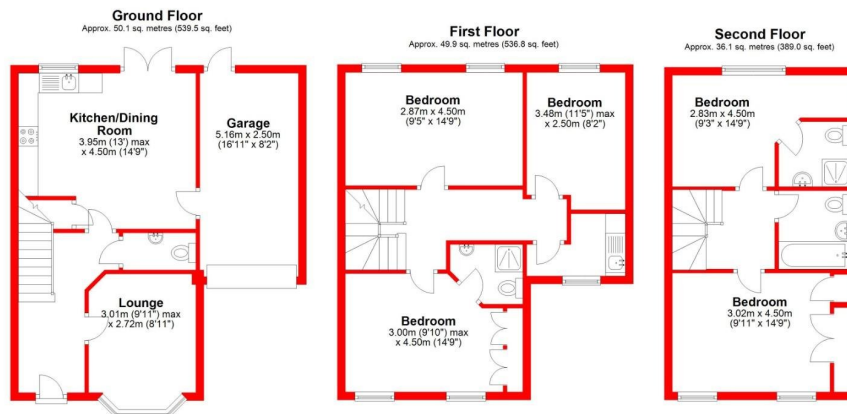


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Total area: approx. 136.1 sq. metres (1465.3 sq. feet)