



Lancaster Way, Whitnash, Leamington Spa, CV31

Allsopp and Allsopp are thrilled to present this well presented four bedroom detached family home sold with NO ONWARD CHAIN located on the sought after Mallory Grange development. With a FREEHOLD title, 5 years NHBC guarantee remaining, superb level of finish throughout and driveway with garage this property is not to be missed. EPC B

Features

- Four bedroom detached family home
- High spec interior
- Separate Lounge and dining rooms
- Upgraded kitchen
- Wooden flooring throughout upstairs
- Freehold title
- Popular Mallory Grange development
- No onward chain!
- EPC B

£460,000
Freehold

Office Locations: Coventry, Nuneaton and Leamington Spa

115 New Union Street, Coventry, CV1 2NT T: 02476 627366



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Description

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The property is located approximately 2 miles south of Leamington Spa town centre, with a comprehensive range of day-to-day amenities available in nearby Whitnash and Warwick Gates and of course Leamington Town Centre. There are excellent local road links to neighbouring towns along with the Midland motorway network, with Leamington Spa railway station providing excellent commuter rail services to London and Birmingham.

Schooling is well catered for, with the property falling within the catchments of multiple highly regarded primary and



secondary schools (Ofsted). Grammar, state and private schooling are all commutable from the property.

To provide further detail;

Approach From Lancaster Way you approach the front of the house via the paved driveway which is flanked by a mature front garden.

Entrance Hall Bright and welcoming entrance hall with hard wearing and stylish wooden flooring underfoot and from which all principle downstairs spaces can be reached as well as the stairs to the first floor.

Dining Room/ Snug 10'5" x 9'6" (3.18m x 2.9m)

Reception room on the front of the house. Wooden flooring underfoot providing a sense of warmth to the space and with ample space for a good sized dining table and chairs set alongside further furniture such as a sideboard. The space is currently configured as a music room or snug but could just as easily accommodate a good sized home office.

Lounge 12'11" x 10'4" (3.94m x 3.15m)

Good sized lounge with that lovely warm wooden flooring underfoot. Ample space for multiple large items of living room furniture such as sofas, tv furniture and a coffee table for example. A warm feeling and comfortable space to unwind in.

Breakfast Kitchen 19'8" x 9'6" (6m x 2.9m)

Substantial and upgraded breakfast kitchen, with hard wearing and stylish laminate flooring underfoot and a wide range of wall and floor rigid built kitchen units. Integrated you will find the the stainless steel sink and a half with attached draining board, four ring gas hob with extractor over, electric oven, dishwasher and fridge & freezer. Contemporary work tops over with turn-up splash backs.

The breakfast area can easily accommodate a good sized dining table and chairs or bistro set.

Utility Room 6'6" x 4'11" (1.98m x 1.5m)

With a continuation of the flooring from the kitchen, and same worktops and units with turn-up splash backs. The gas fired boiler is located here and there is space and plubing for a washing machine and dryer.

Guest WC Located just off the utility, this ground floor guest WC with low flow WC and pedestal wash basin.

Master Bedroom 12'5" x 11'2" (3.78m x 3.4m)

Good sized master bedroom, with warm wooden flooring underfoot and with the benefit of being en-suite. The room has ample space for a king sized bed alongside the usual bedroom furniture.

En-suite shower room With laminate flooring underfoot, a fully enclosed and tiled shower tray with glass screen, low flow WC, pedestal hand wash basin and heated chrome towel radiator. There is a window providing natural light.

Bedroom Two 12'4" x 11'1" (3.76m x 3.38m)

A second double bedroom, with that warm wooden flooring underfoot and ample space again for a king sized bed and appropriate other bedroom furniture.

Bedroom Three 9'10" x 9'6" (3m x 2.9m)

A third double bedroom, with wooden flooring underfoot and space for various bedroom furniture as needed.



Bedroom Four 7'8" x 7'1" (2.34m x 2.16m)

A single bedroom that is ideal for use as a children's bedroom, guest room and home office. Currently configured as a dressing room.

Family Bathroom With the benefit of a modern white bathroom suite comprising of panelled bath with mosaic tiles to all splash prone areas, pedestal hand wash basin and low flow WC. With the further benefit of a window for natural light.

Rear Garden Attractive rear garden with patio area in front of the French doors from the kitchen. Laid mostly to lawn and being fully enclosed there is an attractive paved pathway which leads to a second patio and wooden pergola perfect for relaxing on a warm and sunny day. There is also side access to the driveway.

Garage & Driveway for at least three cars and single semi-detached garage with pitched roof, ideal for storage of larger items.



TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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