



**21 Haddon Road**

Leamington Spa **CV32 7QX**

Offers Over £300,000

# 21 Haddon Road

## Lillington

A nicely presented semi-detached property located in a convenient popular bubble of north Leamington Spa allowing easy access to local amenities and local schooling and also being only a short drive away from the town centre of Leamington Spa. Set back behind a small foregarden, this three bedroomed property offers an entrance vestibule, well proportioned living room leading into the well equipped and recently modelled kitchen diner with French doors out to the garden. The first floor offers two good sized double bedrooms, one to the front and one to the rear aspect, a good sized single third bedroom and a well presented bathroom suite. Externally, the real surprise is the large mature rear garden with paved patio leading up to an expanse of lawns and also mature stocked borders with timber shed and decked area.

### LOCATION

Lillington lies a short distance north-east of central Leamington Spa with Lillington itself being well catered for with local facilities including a range of local shops, together with a local primary school. Town centre facilities are also easily accessible including Leamington's wide array of shops, independent retailers, artisan coffee shops, bars, restaurants and parks. In addition there are good local road links available to neighbouring towns and centres, as well as routes out of the town including links to the Midland motorway network.

### ON THE GROUND FLOOR

#### ENTRANCE HALL

1.08m x 1.21m (3'6" x 3'11")  
The entrance vestibule has laminate flooring, stairs leading up to the first and a glazed door giving access into the living room.

#### LIVING ROOM

5.15m x 3.56m (16'10" x 11'8")  
This well proportioned reception room has a large double glazed window to the front aspect allowing lots of light to flood within. There is a focal fireplace with surround, continued laminate flooring and door through to the dining kitchen.

### DINING KITCHEN

6.22m x 2.53m (20'4" x 8'3")  
A large and well presented dining kitchen finished with a fashionable array of black and grey wall and base units with complimentary solid timber worktops and grey splash back tiling. There is an inset double Butler sink and integrated oven, hob and plumbing for a washer machine. There is also a handy pantry cupboard for further storage and the flooring is laid with Kardean style flooring and French doors lead out to the garden.

### ON THE FIRST FLOOR

#### LANDING

1.85m x 2.31m (6'0" x 7'6")  
This open landing offers access to the loft with a pull-down ladder and doors leading off to all rooms on this level.

#### BEDROOM ONE

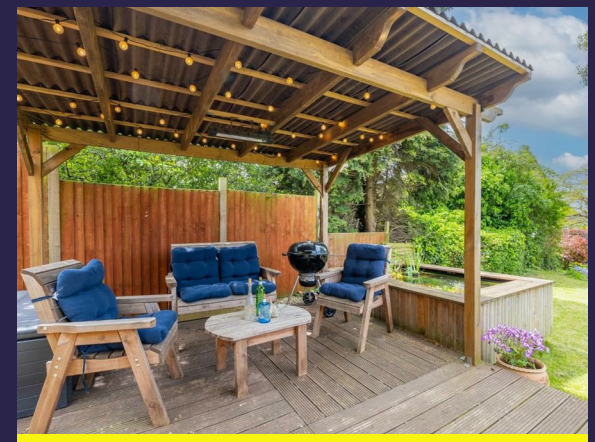
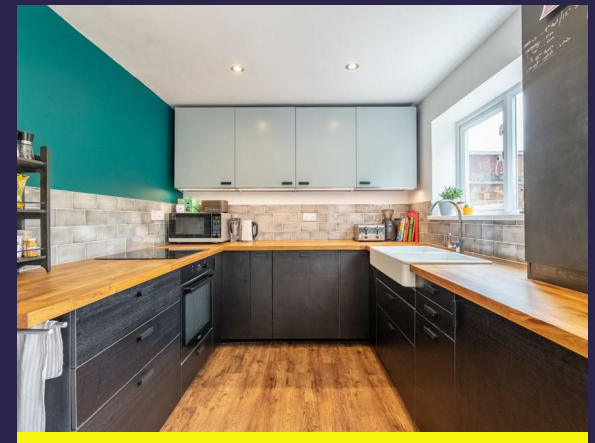
4.28m x 3.57m (14'0" x 11'8")  
This large double bedroom is located to the front aspect and has solid pine timber flooring and a fitted storage cupboard.

#### BEDROOM TWO

4.38m x 2.61m (14'4" x 8'6")  
A further good sized double bedroom with views over the rear garden with an nice fashionable decorative finish.

### Features

- Semi Detached Property
- Well Presented Throughout
- Large Living Room
- Modern Dining Kitchen
- Three Bedrooms
- Convenient Position
- Close to Local Amenities
- Large Mature Garden

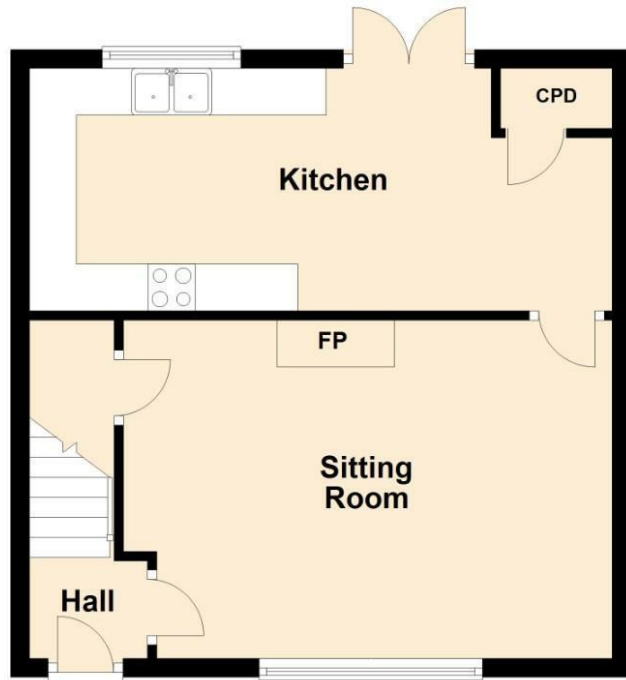




## Floorplan

### Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

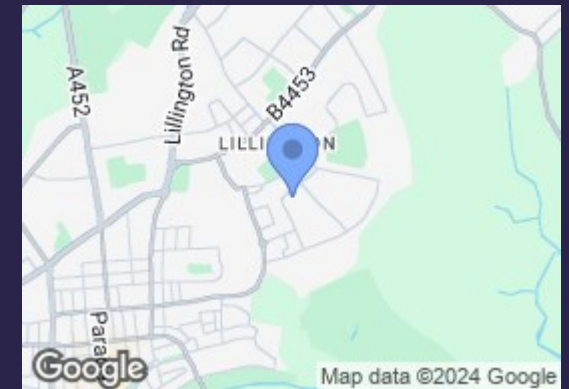
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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