



3 Knightcote Drive

Leamington Spa **CV32 5FA**

Offers Over £525,000

3 Knightcote Drive

Situated within a popular and attractive location within walking distance of central Leamington, this modern link-detached house is tucked away in a no-through road and offers accommodation with gas fired central heating. Originally having four bedrooms, but with the fourth bedroom having been converted to an en suite shower room with the potential to convert back, if so desired, the accommodation also includes an 'L' shape lounge/dining room together with a spacious breakfast kitchen. There is both off-road parking and direct access to the adjoining garage along with a rear garden which has an attractive secluded feel with the house overall offering excellent scope and potential for future enhancement.

LOCATION

Knightcote Drive is a no-through road lying just off Warwick New Road, a short distance west of central Leamington Spa. The full range of central Leamington amenities including parks, restaurants and Leamington's extensive range of independent retailers are within walking distance. There are also excellent local road links available to neighbouring towns and centres, notably the county town of Warwick, whilst Leamington Spa railway station provides regular commuter rail links to London and Birmingham, amongst other destinations.

ON THE GROUND FLOOR

Obscure UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With obscure glazed picture window to one side and inner entrance door to:-

ENTRANCE VESTIBULE

With obscure glazed door to hallway and further door to:-

CLOAKROOM/WC

1.65m x 0.96m (5'4" x 3'1")

With two piece suite comprising low level WC, wall mounted wash hand basin with tiled splashback, central heating radiator, obscure double glazed window and water meter.

ENTRANCE HALLWAY

With staircase off ascending to the first floor, open understairs area, off which a personnel door gives access to the garage, central heating radiator and access to:-

LOUNGE

5.78m x 5.47m (18'11" x 17'11")

Forming an 'L' shape. Having log effect living flame gas fire with wood fireplace and ceramic tiled inner surround, double glazed window overlooking the rear garden together with double glazed door opening into the garden, central heating radiator, television aerial connection, serving hatch to kitchen and door to:-

DINING ROOM

3.90m x 2.52m (12'9" x 8'3")

Which has been created by partitioning off the rear of the original double length tandem garage and having central heating radiator with double glazed sliding patio doors giving access to the rear garden.

BREAKFAST KITCHEN

4.07m x 3.36m (13'4" x 11'0")

Being fitted with a range of units having wood edged trim and comprising inset double bowl stainless steel sink unit with mixer tap, roll edged wood grain effect worktops with tiled splashbacks and base cupboards and drawers below, together with several matching wall cabinets to two sides, inset four burner gas hob with filter hood above and fitted electric oven having storage above and below, space and plumbing for washing machine and dishwasher, UPVC double glazed window, peninsular breakfast bar and central heating radiator.

ON THE FIRST FLOOR

LANDING

With obscure double glazed window, built-in cupboard over the stairs housing the Worcester gas fired combination boiler and doors to:-

BEDROOM ONE (FRONT)

3.77m x 3.01m (12'4" x 9'10")

Having large fitted wardrobe with sliding mirror doors fronting, double glazed window, central heating radiator, access trap to the roof space and archway giving access to:-

EN SUITE SHOWER ROOM

2.47m x 2.40m (8'1" x 7'10")

Originally having been a fourth bedroom and still retaining a concealed door to the landing meaning that it could be converted back, if so desired, and having pedestal wash hand basin, low level WC, shower enclosure with fitted Mira shower unit, double glazed window, central heating radiator and double wardrobe with overhead storage concealing the door to the landing.

Features

Link-Detached House

Attractive Location

Lounge/Dining Room

Breakfast Kitchen

Three Bedrooms

Bathroom & En Suite

Gardens Front & Rear

Parking

Garage





Floorplan

Internal Living Area 1,253sq ft / 116.41m2 (excluding garage)



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General Information

Tenure
Freehold

Fixtures & Fittings

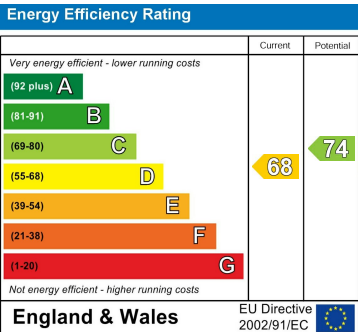
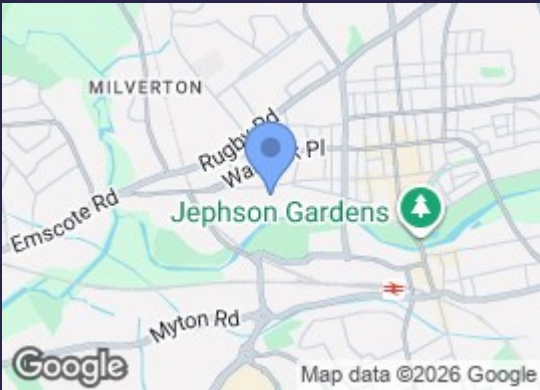
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



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