

BORROWDALE DRIVE, LEAMINGTON SPA CV32 6NY



A FOUR BEDROOM DETACHED HOUSE LOCATED IN A POPULAR NORTH LEAMINGTON LOCATION.

- NORTH LEAMINGTON LOCATION
 - NO CHAIN
 - DETACHED
 - DRIVEWAY
 - GARDEN
- LOUNGE AND DINING AREAS
 - KITCHEN
 - STUDY
- FOUR BEDROOMS
- BATHROOM AND WC

4 BEDROOMS

OFFERS OVER £535,000

Nestled in the sought-after area of North Leamington Spa, this charming four-bedroom detached house on Borrowdale Drive presents an exceptional opportunity for families and investors alike. With no chain involved, the property is ready for you to make it your own without delay.

The house boasts a spacious layout, perfect for family living. Each of the four bedrooms offers ample space, ensuring comfort for all family members. The property is situated in a location renowned for its excellent school catchments, making it an ideal choice for families with children.

One of the standout features of this home is the good-sized family garden, providing a wonderful outdoor space for children to play, family gatherings, or simply enjoying the fresh air. The driveway adds convenience, allowing for off-street parking, which is a valuable asset in this popular area.

Moreover, this property offers excellent scope for future modernisation, allowing you to tailor the home to your personal taste and requirements. Whether you envision a contemporary kitchen, a stylish bathroom, or an extension to enhance your living space, the potential is vast.

In summary, this four-bedroom detached house on Borrowdale Drive is a fantastic opportunity in a desirable location. With its spacious interiors, family-friendly garden, and the promise of future enhancements, it is a property that should not be missed.

NO CHAIN.

Front

The property is set back from the road behind the lawned fore garden and driveway with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge/diner, kitchen, downstairs W/C and converted garage.

Downstairs WC

Fitted with a wash hand basin, low level W/C and a window to side elevation.

Lounge/Diner 24'6" x 11'6" (7.47 x 3.53)

Spacious, light and airy dual aspect lounge/diner. Having a feature fire place, a radiator and double glazed windows to front and rear elevations and a door leading out to the garden.

Study 15'8" x 8'0" (4.78 x 2.46)

Converted garage comprising a radiator and a window to side elevation

Kitchen 12'7" x 8'2" (3.84 x 2.49)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and housing the central heating boiler. With a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. There is loft access, a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One 12'4" x 11'8" (3.78 x 3.56)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Two 11'6" x 9'6" (3.53 x 2.92)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three 12'7" x 8'11" (3.84 x 2.74)

Double bedroom having a radiator and a double glazed window front elevation.

Bedroom Four 8'11" x 8'5" (2.72 x 2.59)

Comprising a built-in cupboard, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite comprising a wash hand basin, bath with shower over and low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Garden

Good size private and well-maintained garden being mainly laid to lawn and fence closed.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is E.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123















Ground Floor

Floor area 47.9 sq.m. (516 sq.ft.)

Total floor area: 91.9 sq.m. (989 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



First Floor

Floor area 44.0 sq.m. (474 sq.ft.)

