

distinctly different

# **JACKSON AVENUE, LEAMINGTON SPA CV33 9SS**



IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME BENEFITTING FROM A DRIVEWAY & GARAGE. OFFERING GENEROUS LIVING SPACE THROUGHOUT AS WELL AS HAVING A BEAUTIFULLY MAINTAINED WALLED GARDEN.

- Four Bedroom Family Home
- Monthly Gardener Included
- · Garage & Driveway Parking for Two Cars
  - Electric Car Charging Point
  - Available: 17th September 2022
    - EPC: 84 (B)
  - · Restrictions: No Pets, No Smoking

An impressive four bedroom detached family home benefitting from a driveway & garage Offering generous living space throughout as well as having a beautifully maintained walled garden.

A quiet village location but close to all the amenities Leamington Spa has to office and easy access to the M40.

# Hallway

Welcoming entrance hallway, comprising of an under stairs storage cupboard, tiled flooring, stairs rising to the first floor and doors to downstairs WC, lounge and kitchen/diner.

# **Living Room**

Generously sized, light and airy lounge benefitting from a television point, a radiator and a double glazed bay window to side elevation and a double glazed window to front elevation. Beautifully decorated throughout.

# Kitchen Diner

Fitted with a range of wall and floor units complete with Quartz work surfaces and upstands, incorporating a one and a half bowl stainless steel sink and drainer unit. There is an eye-level electric oven with induction hob and cooker hood over, an integrated fridge/freezer and an integrated dishwasher. Housing the central heating boiler and benefitting from a central island, tiled flooring, double glazed window to side elevation, French doors to the garden and a door to the utility room.

### **Master Bedroom**

The master bedroom benefits from built-in wardrobes, a television point, radiator, a double glazed window to side elevation with beautiful views over fields and a door to the en-suite.

# **En-Suite**

Fitted with a three piece white suite, comprising a wash hand basin, double shower cubicle, low level WC, shaver point, ceiling spotlights, heated towel rail, partly tiled walls, tiled flooring and a double glazed obscure window to rear elevation.

#### **Bedroom Two**

Double bedroom comprising a television point, a radiator and a double glazed window to side elevation.

#### **Bedroom Three**

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

## **Bedroom Four**

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

# Family Bathroom

Fitted with a four piece white suite, comprising a wash hand basin, bath, double shower cubicle, low level WC, partly tiled walls, tiled flooring, heated towel rail, extractor fan and a double glazed obscure window to rear elevation.

#### **Outside**

Private rear garden being mainly laid to lawn with a patio area and fully enclosed, with gated access to the driveway.

Driveway providing off road parking for two cars with electric car charging point and a garage with up and over door.

# **Tax Band**

The Council Tax Band is F

# **Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

# **Lettings Disclaimer**

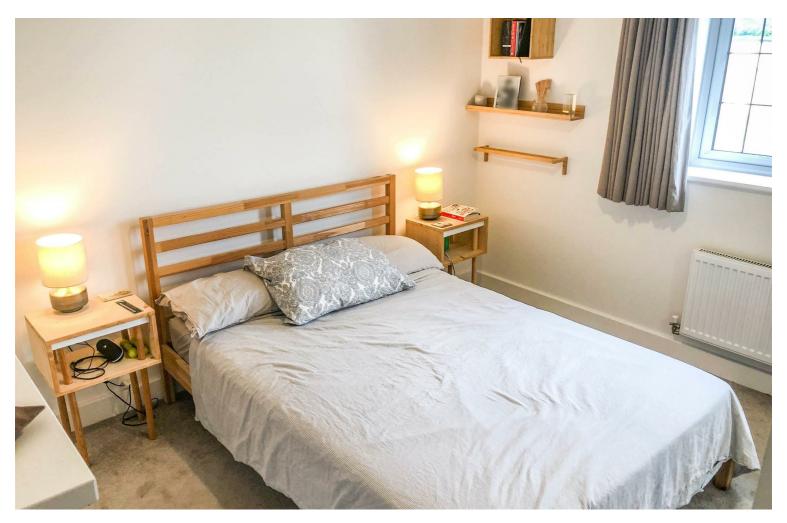
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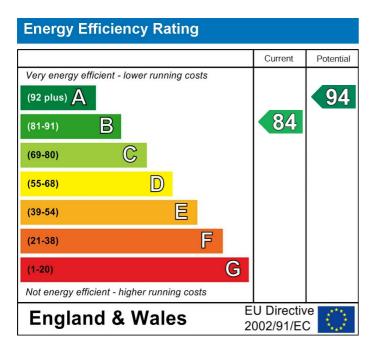


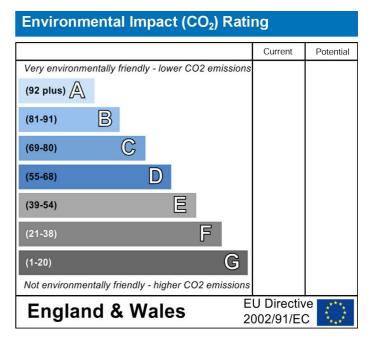












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