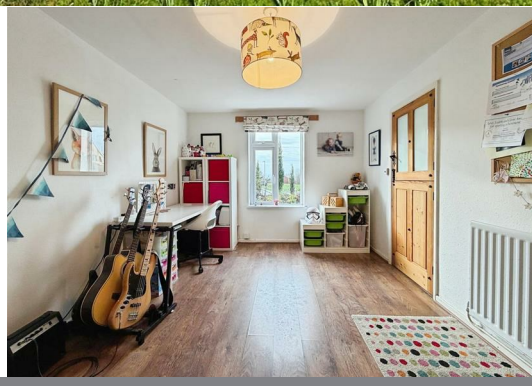








BUSH HEATH LANE, HARBURY

complete
SALES & LETTINGS













An extended mid terrace house on the outskirts of Harbury leave to be built in 1948. This very spacious family home comprises; porch, entrance hall, spacious living room with wood-burning fire, a dining room, a square breakfast kitchen, four bedrooms and a family bathroom. There's a large rear garden laid to lawn, a vegetable garden and to the front is a large area of gated parking for 3 to 4 cars. The village is very popular with a number of local shops, thriving businesses, a school and three public houses.

It's in the details...

Entrance Porch
A composite entrance door, with a diamond window leads into the tiled porch, which has coat hooks and a uPVC double glazed window. Painted timber door leads into the hallway.

Hallway
With timber effect laminate flooring, a timber split barn style doors to the living room and dining room. A carpeted staircase leads to the first floor.

Living Room
A spacious living room which has uPVC double glazed windows to the front and rear elevations. There are two radiators and a woodburning stove. Timber effect laminate flooring.

Dining Room
Fitted with timber effect laminate flooring, there is a radiator and a uPVC double glazed window to the front. Open doorway with beautiful timber carving leads into the kitchen breakfast.

Breakfast Kitchen
Flagstone flooring, oak built kitchen with worktops, which includes space for breakfast bar, a Rangemaster gas cooker, which has an extra extractor above. Space and plumbing for a washing machine, space and plumbing for a dishwasher, single bowl stainless steel sink with mixer tap and drainer. There is an under-stairs storage cupboard, a radiator and also a tall white modern radiator. There is a uPVC double glazed window overlooking the garden and a uPVC double glazed door to the patio.

Landing
A carpeted landing, which has a uPVC double glazed window overlooking the garden, there is a radiator, painted doors through to the four bedrooms and bathroom. Large loft hatch, which has a pulldown ladder to the boarded loft.

Bedroom One
A spacious double bedroom which has a radiator, a uPVC double glazed window with a pleasant view to the front and there is ample space for bedroom furniture.

Bedroom Two
A double bedroom, which has a radiator and a uPVC double glazed window to the front elevation.

Bedroom Three
A good size bedroom, which has two uPVC double glazed windows overlooking the garden and there is a radiator.

Bedroom Four
A single bedroom, which has a uPVC double glazed window to the front elevation. There is a radiator and a cupboard with shelving and the gas combi boiler.

Bathroom
A modern suite comprising of a white bath, with a chrome mixer tap, a thermostatic rainfall shower and a handheld shower attachment above. There is a glass shower



screen, a toilet, a vanity storage unit with plenty of cupboards and drawers with a bowl style surface mounted sink with chrome mixer tap. There is an extractor, tiling to water sensitive areas and two uPVC double glazed windows.

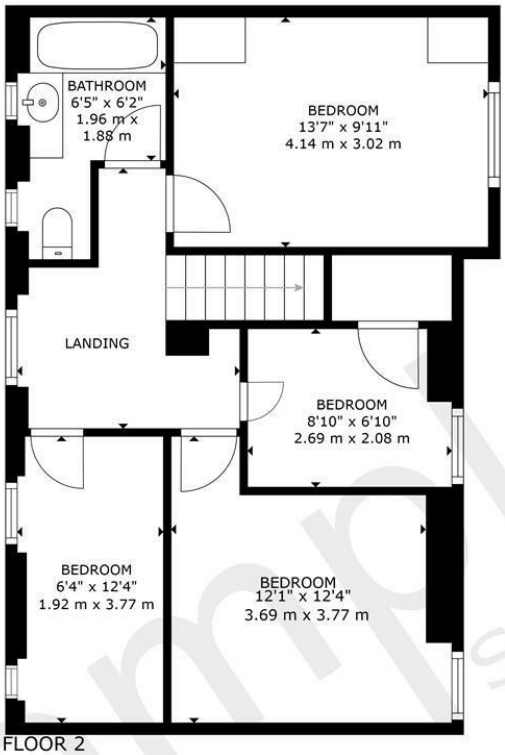
Rear Garden
A large rear garden, which is laid predominantly with lawn. There's an area of patio as well as a pathway that leads up to the top of the garden and a large storage shed. There's also a vegetable garden, with raised beds and a greenhouse. The whole garden is enclosed with perimeter fencing and it has a timber gate to the passageway that leads to the front drive. There is outdoor electrics and a tap.

Front & Parking
There are timber gates that lead to the stoned parking for Parking 3-4 vehicles comfortably. EV charger and electrical sockets. There is also a planted large corner area with plenty of plants bushes and flowers. There is a perimeter stoned area and a paved pathway that leads to the shared passage to the rear garden.

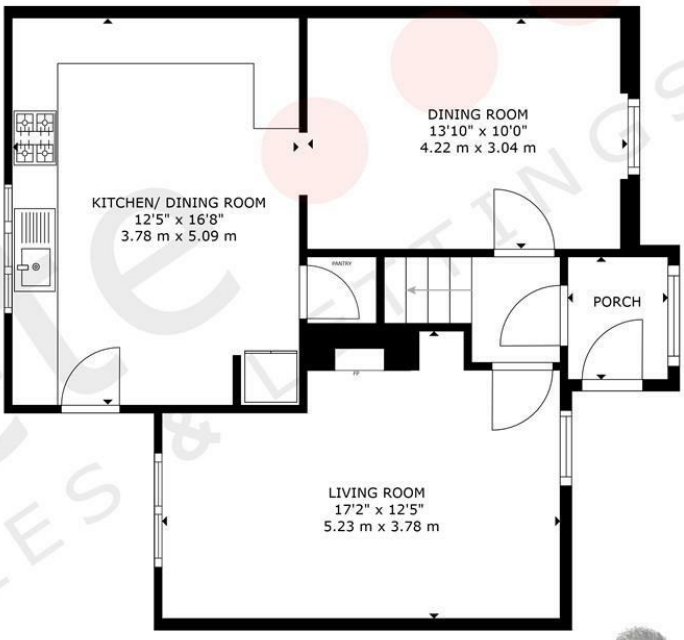
Location
Harbury has a well-deserved reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century. The village is a thriving and busy community which boasts a Church of England primary school, a doctor's surgery, three public houses, a Post Office, two general stores, a chemist and a hairdresser. A number of other successful businesses operate within the centre of the village or on the small industrial estate on the site of the former water tower. There is a well-used village hall, an active church community, a community-run library and café, and a large number of vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. Harbury is a great commutable location with easy access to the







FLOOR 2



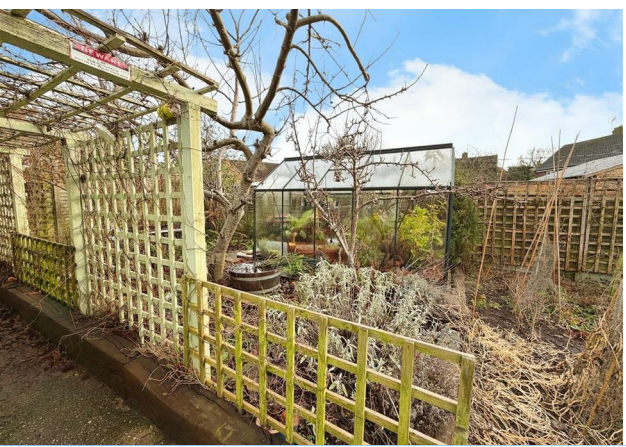
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GROSS INTERNAL AREA
FLOOR 1: 638 sq. ft, 59 m², FLOOR 2: 585 sq. ft, 54 m²
TOTAL: 1,223 sq. ft, 113 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





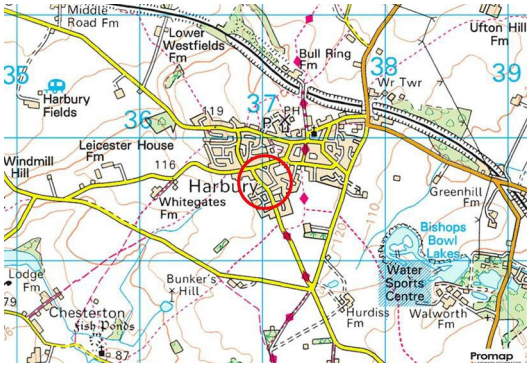
M40, M42 and Fosse Way. Mainline railway stations are within easy reach (3 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 minutes drive away.





- Extended Mid Terrace
- Four Bedrooms
- Dining Room
- Family Bathroom
- Ample Off Road Parking
- Built 1948
- Living Room & Log Burner
- Breakfast Kitchen
- Large Rear Garden
- Popular Village

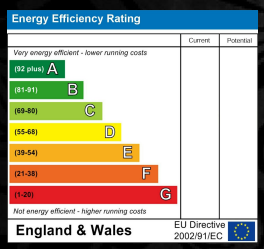






BUSH HEATH LANE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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