



**73 Heathcote Road**  
Leamington Spa **CV31 2LX**  
Guide Price £625,000



# 73 Heathcote Road

## Whitnash

This is one of the most impressively extended semi-detached family houses you are ever likely to see. Having been doubled in size from its original footprint and occupying a corner position to Heathcote Road and Franklin Road, the property is now of imposing double-fronted appearance and offers impressively substantial and flexible accommodation that includes three reception rooms, five bedrooms and three bathrooms. One of the many notable features is the exceptional lounge which features an inglenook style fireplace with wood burner, whilst the kitchen has been recently re-fitted with a range of Symphony manufactured stylish units and integrated appliances. Two further reception rooms add flexibility for use as sitting room, office or bedrooms to the ground floor, whilst on the first floor the superb master bedroom enjoys a large en suite adjoining. Externally the house is complimented by extensive parking for a large number of vehicles to the front and a newly landscaped rear garden. This is a rare opportunity to purchase a unique home providing accommodation of immense flexibility for the modern family.

### LOCATION

Heathcote Road lies approximately 2½ miles south of central Leamington Spa, being within easy reach of highly regarded local schools, shops and social facilities in the Whitnash area. Town centre facilities are easily accessible as is Leamington Spa railway station which provides regular commuter rail links to many destinations including London and Birmingham. In addition, there are good local road links available to neighbouring towns and centres along with the Midland motorway network, including the M40.

### ON THE GROUND FLOOR

Period style composite entrance door opening into:-

### ENCLOSED PORCH ENTRANCE

With arched double glazed inner doors giving access to:-

### RECEPTION HALLWAY

With staircase off to the first floor, central heating radiator, understairs storage, bamboo flooring and doors radiating to:-

### PRINCIPAL LOUNGE/DINING ROOM

7.29m x 8.03m max (23'11" x 26'4" max)  
The impressive focal point of which is an inglenook style fireplace featuring exposed brick with archway over and brick hearth and housing a substantial wood burning stove with oak shelf over the fireplace, bamboo flooring throughout, two central heating radiators, double Velux roof lights across the rear from which double glazed bi-fold doors open into the rear garden and two double glazed windows to the front elevation. Double doors open from the dining area to:-

### SUPERB RE-FITTED BREAKFAST KITCHEN

4.83m x 3.30m (15'10" x 10'10")

A high quality kitchen manufactured by "Symphony" featuring an extensive range of storage solutions complimented by waterfall quartz surfaces, the units themselves being in a dark blue finish and comprising many drawers, food storage solutions and cupboard space including pan drawers and larder cupboard. Undermounted sink unit and appliances by Caple including induction hob with integrated extraction, twin ovens, microwave and plate warmer, integrated dishwasher together with integrated larder style fridge and freezer, wood effect ceramic tiled flooring, central quartz breakfast bar, glazed illuminated cupboards, twin Velux roof lights and double glazed windows overlooking the rear garden and access to:-

### UTILITY/LARDER

A highly useful and practical shelved storage room providing ample space for food and cleaning materials etc, central heating radiator, space for washing machine, tumble dryer and American style fridge freezer.

### SITTING ROOM

3.33m x 5.59m (10'11" x 18'4")

- into double glazed bay window.

With feature fireplace housing a coal effect living flame gas fire set into a granite backdrop and matching hearth and central heating radiator. Having the potential to be used as an additional bedroom.

### STUDY/OFFICE

3.73m x 3.10m (12'3" x 10'2")

With double glazed corner bay window, bamboo flooring and central heating radiator. This room could also be used as an additional bedroom, if required.

### GROUND FLOOR SHOWER ROOM

Having contemporary fittings comprising wash hand basin with mixer tap and integrated storage below, low level WC, large walk-in shower enclosure with sliding glazed door and fitted shower unit, tiled floor and chrome towel warmer/radiator.

### ON THE FIRST FLOOR

### LANDING

With hinged access trap to roof space having retractable loft ladder and doors radiating to:-

### MASTER BEDROOM (FRONT TO REAR)

4.57m x 4.45m (15'0" x 14'7")

A fabulous master room with vaulted style ceiling, extensive built-in wardrobing/storage, central heating radiator, double glazed windows to front and rear and door to:-

### FABULOUS EN SUITE

4.55m x 2.01m (14'11" x 6'7")

With contemporary fittings comprising low level WC, wash hand basin with integrated storage, large walk-in shower enclosure and jacuzzi bath, obscure double glazed windows to front and rear and central heating radiator.

### BEDROOM TWO (FRONT)

4.27m into double glazed bay window x 2.39m

(14'0" into double glazed bay window x 7'10")

- plus depth of fitted wardrobes.

Having fitted wardrobing/storage along one side and central heating radiator.

### BEDROOM THREE (REAR)

3.78m x 2.49m (12'5" x 8'2")

With various built-in wardrobes/cupboards, double glazed window and central heating radiator.

## Features

Magnificently Extended Family Home

Hugely Impressive Frontage

Three Reception Rooms

Re-fitted Kitchen Manufactured by "Symphony"

Five Bedrooms

Three Bathrooms

Extensive Parking

Newly Landscaped Rear Garden

Must Be Seen









# Floorplan



## 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 D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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