

Peter Clarke



21 Mander Grove



21 Mander Grove, Warwick CV34 6RY

This is a beautifully presented and spacious three bedroom family home set in the highly desirable Chase Meadow, Warwick. The property is well proportioned and has been finished to a high standard throughout, further more is conveniently positioned being nearby to local schools, transport links and being just a short walk into Warwick town centre. The property comprises, an entrance hall, guest WC, living room, kitchen diner, three good sized bedrooms, family bathroom, driveway with parking for two cars and an attractive landscaped rear garden

Offers over £300,000

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APPROACH With a block paved and gravelled driveway with parking for two cars and paved pathway leading to the front door and open porch.

ENTRANCE HALL With a double glazed obscured glass door to the front elevation, central heating radiator, centrally mounted ceiling light, wood effect laminate flooring, stairs leading to the first floor and door to :-

WC Havin been recently refitted, with a low level WC with dual flush, corner wash hand basin and vanity unit, tiling to splashbacks, part tiling and tiled flooring, obscured glass window to side elevation, inset ceiling downlighters and central heating radiator.

LIVING ROOM A well proportioned light and airy reception room with double glazed bay style window to the front

elevation, central heating radiator with an electric Dimplex Optimist fireplace giving a real smoke effect, ceiling mounted lighting, TV point, understairs storage and wood effect laminate flooring.

KITCHEN DINER A beautifully appointed modern fitted kitchen with a range of wall and base mounted units with complementary work surface over, with integrated electric double oven, integrated four ring gas hob burner with extractor over, stainless steel sink drainer unit with chrome monobloc tap over, integrated fridge freezer, under counter lighting, Karndean stone effect flooring, central heating radiator, breakfast bar, double glazed window to the rear elevation with large double glazed French doors opening on the attractive patio area and a further double glazed door to the side giving access to the side passage. With an integrated dishwasher and ceiling mounted lighting. Space for table and chairs comfortably seating 6 adults.

LANDING With a double glazed window to the side elevation, loft access, inset ceiling downlighters and doors giving way to the first floor accommodation.

MASTER BEDROOM A large double bedroom with double glazed window to the front elevation, ceiling mounted lighting and a central heating radiator.

BEDROOM TWO Another good sized double bedroom with ceiling mounted lighting, double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE With double glazed window to the rear elevation, ceiling mounted lighting and central heating radiator.

BATHROOM A well appointed bathroom with jacuzzi style bath with shower over, vanity unit with WC with concealed cistern, dual flush and sink with monobloc tap over, obscured window to the front elevation, porcelain tiling to the floor and further part tiling to the walls, wall mounted towel radiator, extractor fan, inset ceiling downlighters and storage cupboard.

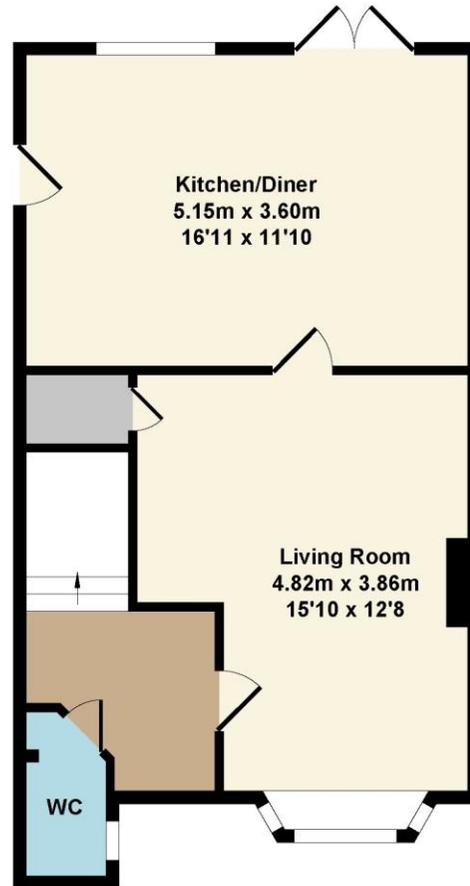
GARDEN A very attractive landscaped rear garden with a large patio area, low maintenance artificial grass and a further seating area to the rear. Well stocked raised beds to either side, outside lighting, fenced borders and secure gated side access.



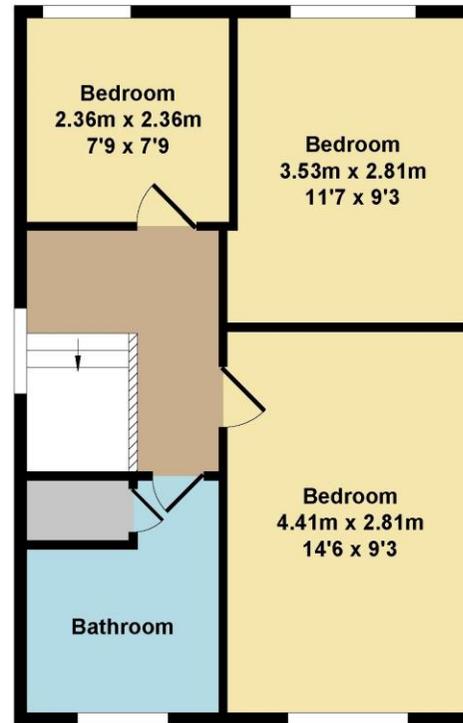
Mander Grove

Total Approx. Floor Area 87.0 Sq.M. (937 Sq.Ft.)

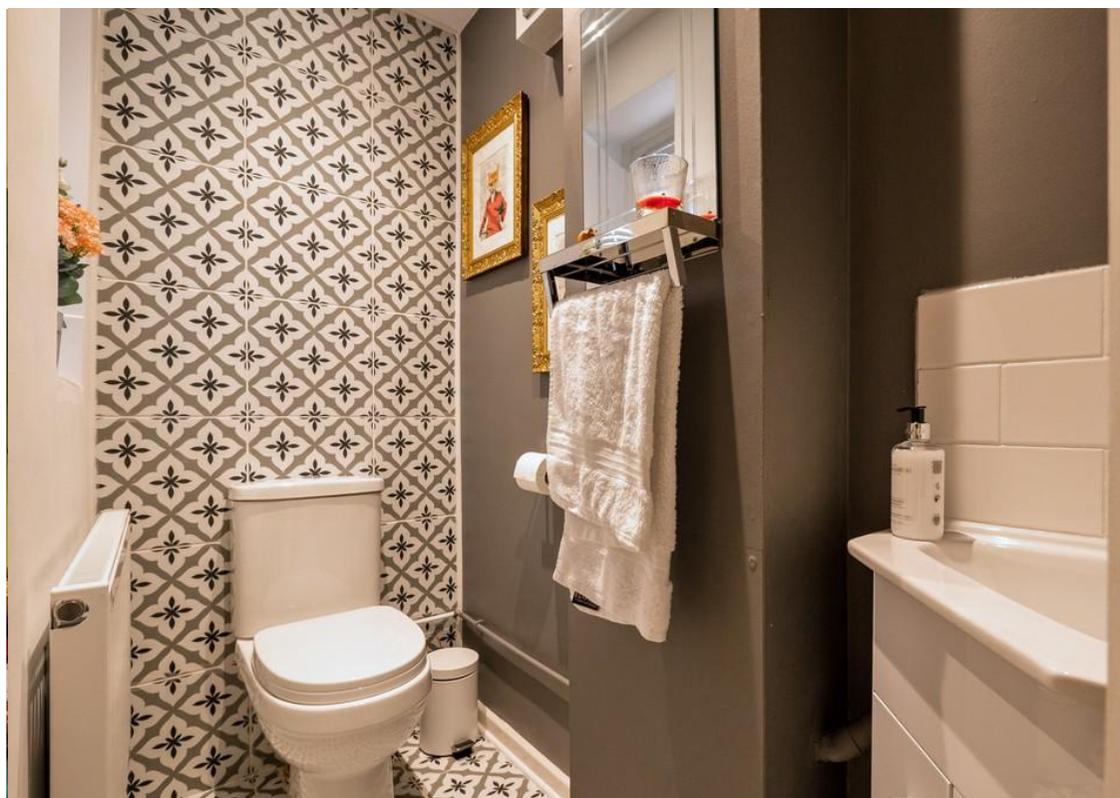
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 45.60 Sq.M.
(491 Sq.Ft.)



First Floor
Approx. Floor
Area 41.40 Sq.M.
(446 Sq.Ft.)



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, water, drainage and electric connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds