

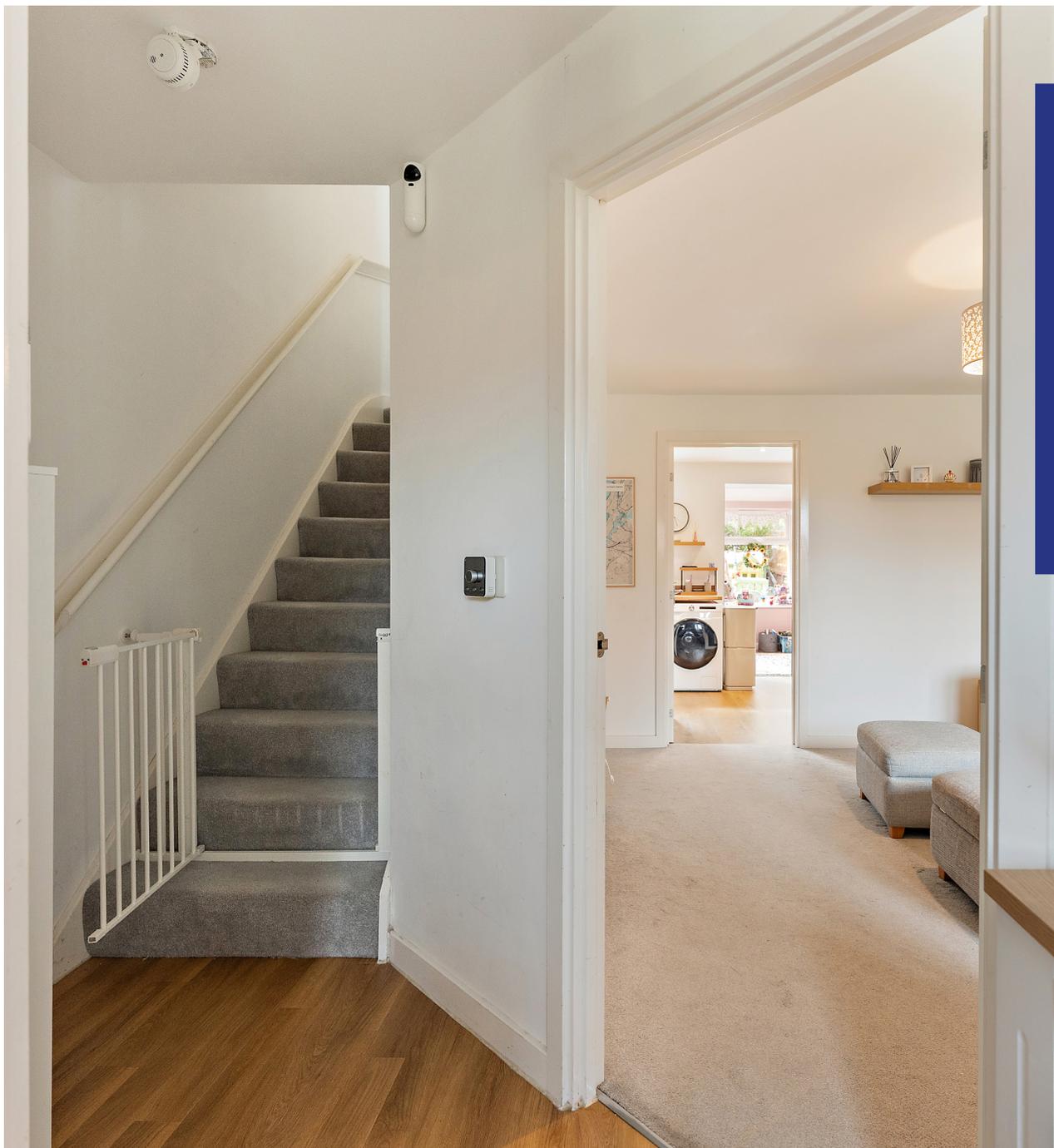


Boneham Road, Leamington Spa
£325,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is excited to introduce to the market this modern, three bedroom, two bathroom family home which occupies a quiet location on the popular Mallory Grange development.

Built by the highly regarded house builders Persimmon Homes in 2018, this wonderful family property offers contemporary and versatile living accommodation that extends to approximately 777 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom May 25)

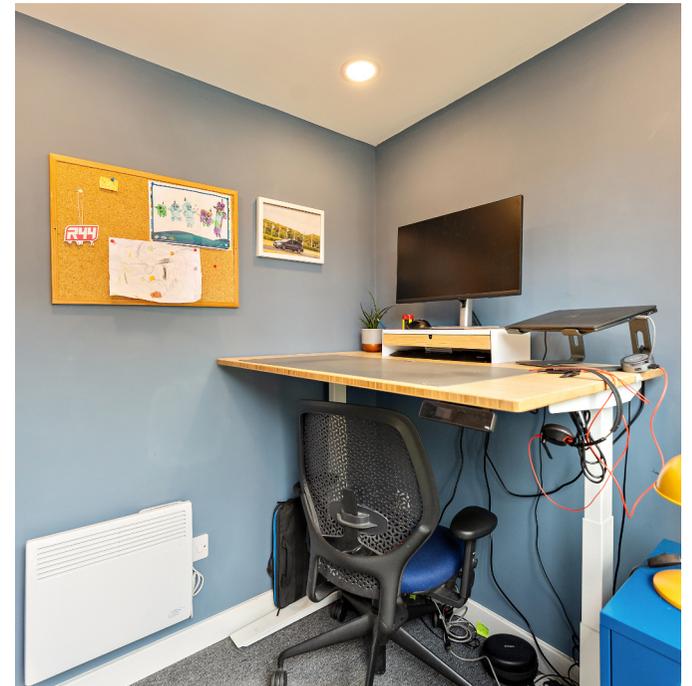
Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom May 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

On arrival, you're welcomed by a spacious entrance hallway with attractive wooden flooring, which leads to the sitting room, a convenient downstairs WC/cloakroom, and stairs to the first floor.

The sitting room is bright and inviting, with large front-facing windows that overlook the landscaped front garden and allow natural light to fill the space. A useful understairs storage cupboard enhances the practicality of this comfortable reception room.

To the rear of the home is a superb open-plan kitchen/dining area – the heart of the house and perfect for both everyday family life and entertaining. Dual-aspect windows and views over the rear garden and patio make this space light and airy throughout the day.

The contemporary U-shaped kitchen is well equipped, featuring gas hobs, an integrated dishwasher, and bespoke fittings including plumbing for a large American-style fridge freezer and washing machine. The current owners have added a fully insulated, brick-built playroom extension with sliding doors that open onto the garden terrace – ideal for seamless indoor/outdoor living.

Upstairs, a generous landing provides access to three bedrooms, a family bathroom, and a useful storage cupboard with loft access.

The principal bedroom enjoys a pleasant front aspect over Boneham Road and offers ample space for wardrobes, as well as the benefit of a stylish en-suite shower room. The second bedroom is a well-sized double overlooking the garden, while the third is a single bedroom, ideal as a nursery or home office. There is a spacious family bathroom that features a bath with a shower, a WC and basin.

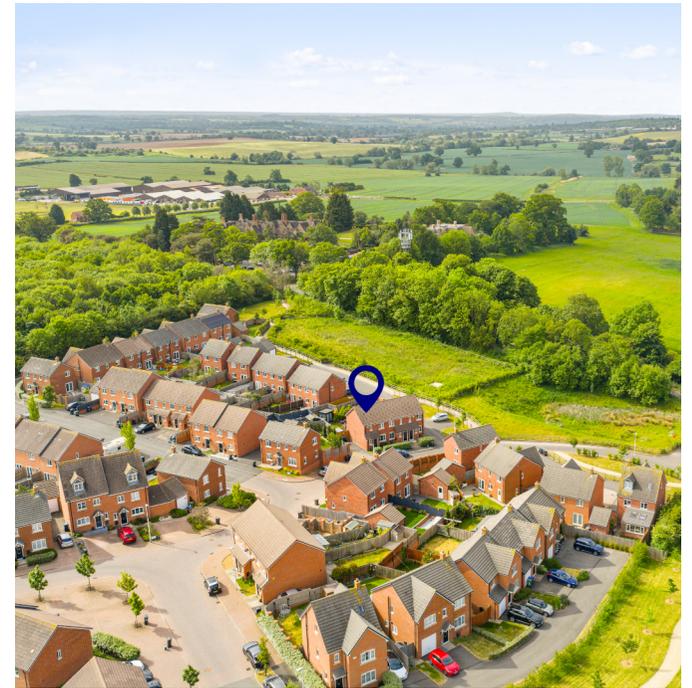
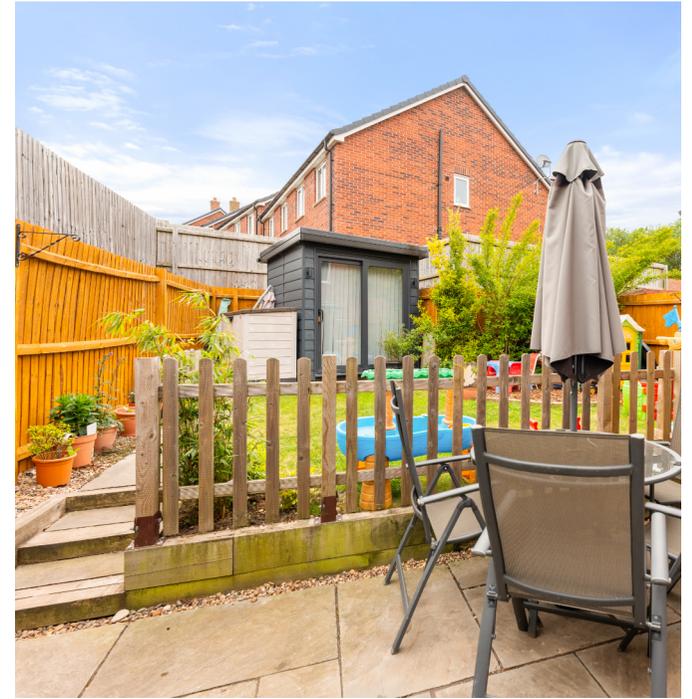
Externally, the rear garden has been thoughtfully landscaped to create an excellent space for outdoor entertaining, featuring an extended patio, lawn, and a designated children's play area. A versatile garden room/office at the rear provides an ideal space for home working. A secure gate leads to a private driveway with parking for two vehicles.











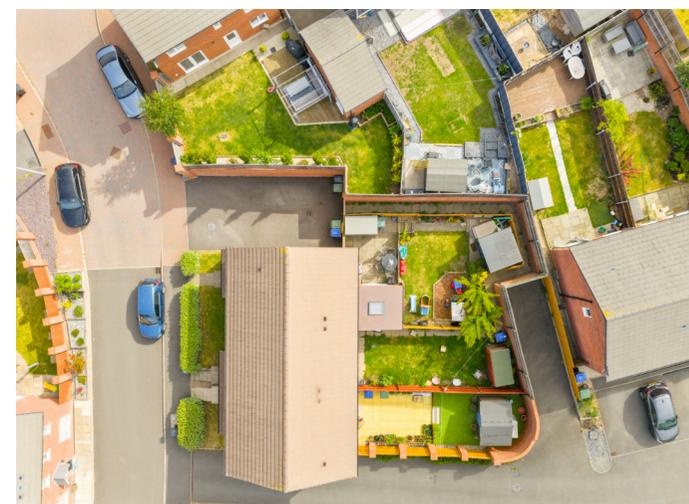


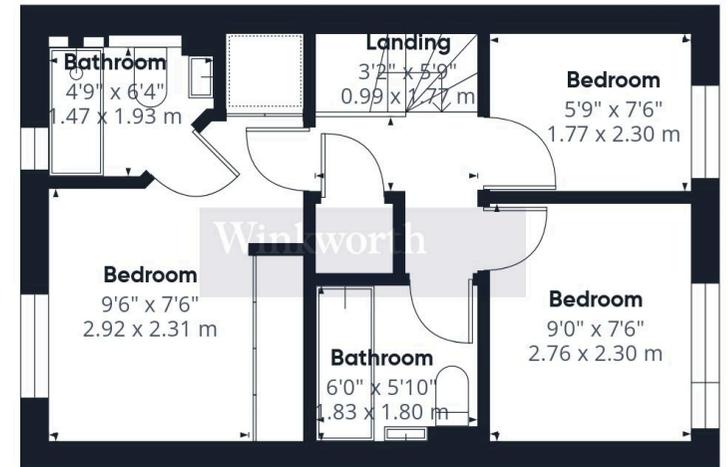
About the Area

Boneham Road is conveniently located in the popular residential suburb of Whitnash, conveniently located on the southern edge of Leamington Spa. The property is within easy reach of the shops, restaurants, and amenities in Leamington Spa town centre (2.4 miles) and nearby Warwick (3.2 miles).

There are a number of popular state and private, primary and secondary schools within a short drive of Boneham Road. Heathcote Primary School (1.2 miles) and Oakley School (0.7 miles) are both within walking distance, while Myton School (3.3 miles) and Warwick School (2.9 miles) are just a short drive away.

Leamington Spa Train Station (2.2 miles) and Warwick Station (3.2 miles) both provide direct rail services to London Marylebone (approx. 1 hour 23 minutes) and Birmingham train terminals (approx. 33 minutes). The M40 motorway is accessible via multiple nearby junctions, offering excellent connectivity to London, Birmingham, and the wider West Midlands.





Approximate total area⁽¹⁾

777 ft²
72.3 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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