



15 Hawtin End, Harbury

Leamington Spa

In Excess of **£750,000**





15 Hawtin End

Harbury, Leamington Spa

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern open-plan kitchen/diner
- Solar panels and EV charging
- Highly desirable village
- Utility and boot room
- 2 Reception rooms
- Countryside views



Living room

17' 5" x 15' 5" (5.30m x 4.70m)

Family Room

17' 5" x 10' 10" (5.30m x 3.30m)

Kitchen/Diner

28' 3" x 10' 6" (8.60m x 3.20m)

Utility Room

17' 5" x 4' 7" (5.30m x 1.40m)

WC

Boot Room

6' 3" x 5' 7" (1.90m x 1.70m)

Master Bedroom

16' 1" x 12' 6" (4.90m x 3.80m)

En-suite

Bedroom 2

14' 5" x 13' 5" (4.40m x 4.10m)

En-suite

Bedroom 3

14' 5" x 10' 2" (4.40m x 3.10m)

Bedroom 4

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom/Study

6' 11" x 6' 7" (2.10m x 2.00m)

Bathroom

9' 6" x 7' 3" (2.90m x 2.20m)



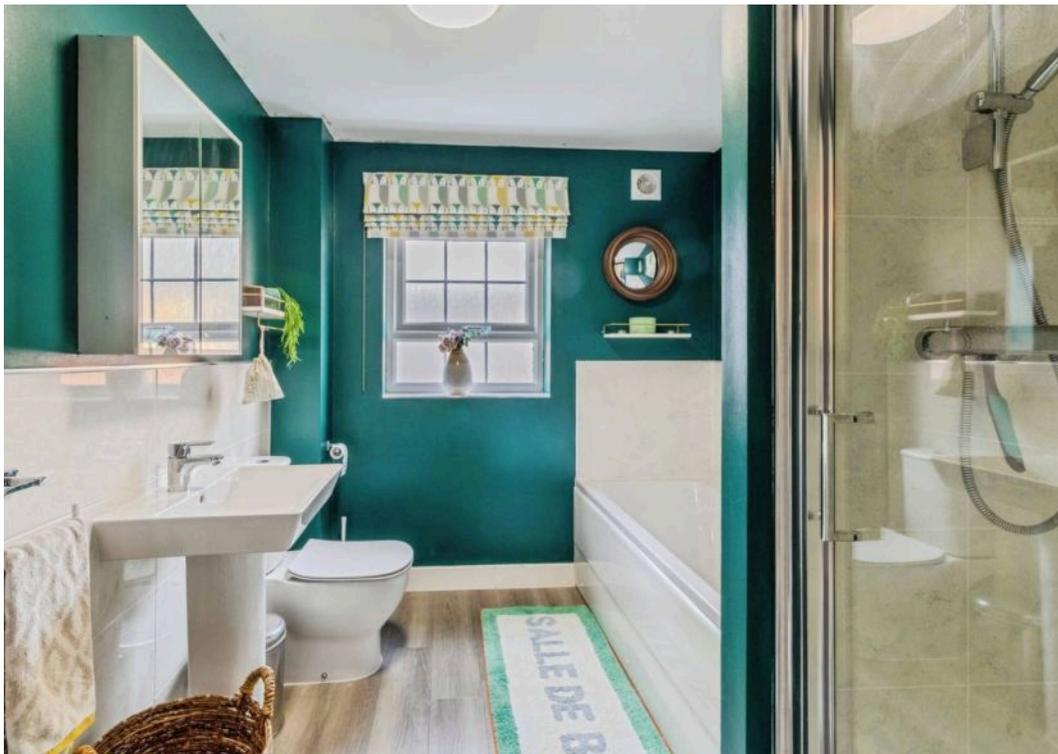


GARDEN

DRIVEWAY

2 Parking Spaces





GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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