



**Connells**

Lysander Way  
Southam



## Property Description

Connells are delighted to bring to market this WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, lounge, Kitchen, cloakroom, landing, THREE BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN & off-street parking.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1. Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes.

## Approach

Tarmac pathway leading to paved path up to the front door, with mature planted beds. Off road parking for two cars next to the property.

## Entrance Hall

Door to the front, stairs leading to the first floor, storage cupboard and door to:

## Lounge

13' 11" x 13' ( 4.24m x 3.96m )  
Double glazed window to the front aspect. TV points, radiator and door to:

## Inner Hall

Door to cloakroom, kitchen and a under stairs storage cupboard.

## Guest Cloakroom

Fitted with low level WC, wash hand basin with splash back and radiator.

## Kitchen

16' 6" x 14' 5" ( 5.03m x 4.39m )  
Double glazed window to the rear aspect with double glazed French doors leading out to the rear garden, Fitted with wall and base units with work surface over, integrated electric oven, gas hob with cooker hood over, Space for washing machine and fridge/freezer.

## Stairs & Landing

Doors leading to both bedrooms, bathroom and loft access.

## Main Bedroom

13' Maximum x 9' 10" Plus door recess ( 3.96m Maximum x 3.00m Plus door recess )

Double glazed window to the front aspect. TV point, a radiator and door to:

## En-Suite

Double glazed window to the front aspect. Enclosed shower cubicle with shower, hand wash basin, low level W/C, extractor fan, and a radiator.

## Bedroom Two

9' 3" x 8' 5" ( 2.82m x 2.57m )

Double glazed windows to the rear aspect. Built in wardrobe and a radiator.

## Bedroom Three

12' 8" x 7' 1" ( 3.86m x 2.16m )

Double glazed windows to the rear aspect and a radiator.

## Family Bathroom

Fitted with panel bath with overhead shower and screen, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom and extractor fan.

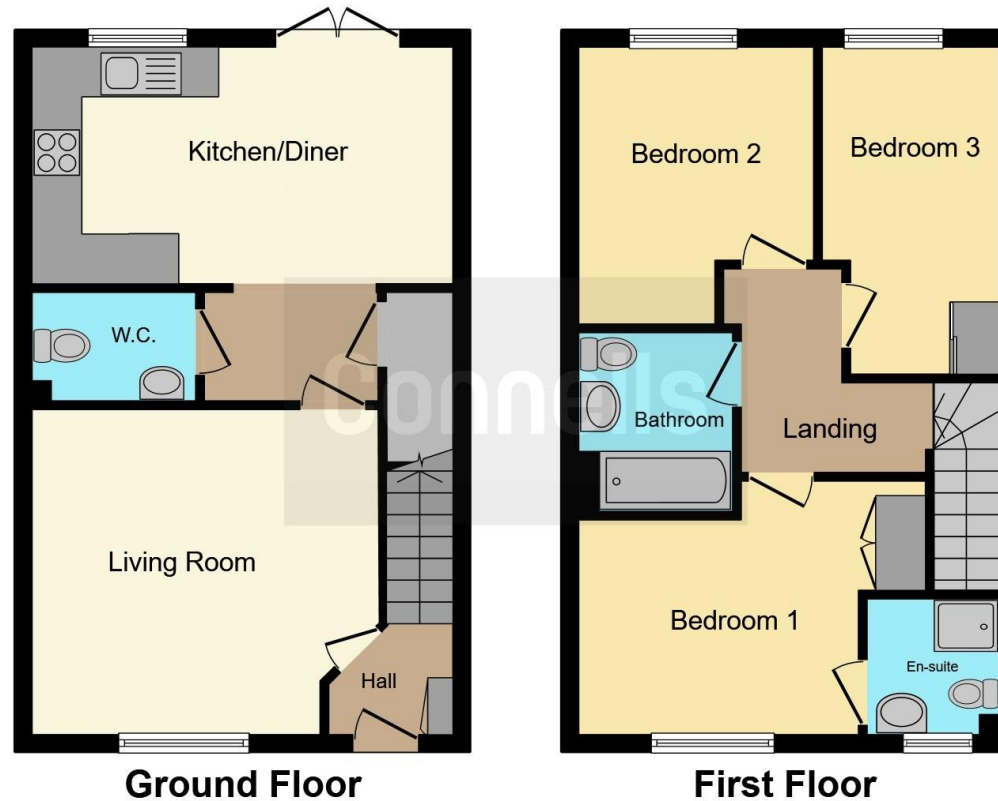
## Garden

Enclosed rear garden with timber fencing, a paved patio area adjacent to the property and mostly laid Astro turf lawn with flower beds to the side. Side access to the front of the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104009](http://connells.co.uk/Property/STH104009)**

Tenure: Freehold



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