



**Connells**

Conrad Lewis Way  
Warwick



### Property Description

This open plan home in brief comprises, light and airy entrance leading into the modern kitchen with integrated oven and hob, ground floor cloakroom and a spacious lounge with bi-fold doors to the generously sized rear garden. Upstairs there are two well presented double bedrooms and a high spec family bathroom.

This lovely home is just a stones throw away from The Shires Retail Park, being a 5 minute drive or less than 20 minute walk. There is access to other local shops and amenities nearby such as a local gym, Co-Op and nearby playgrounds.

Conrad Lewis Way is a short 5 minute drive to Warwick town centre and its famous castle as well as a less than 10 minute drive to Royal Leamington Spa. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 10 minute drive to St Michael's Hospital and Warwick hospital, perfect for health care professionals looking for a short commute.

### Cloakroom

WC and wash hand basin.

### Lounge

14' 7" x 9' 8" ( 4.45m x 2.95m )

Bi-fold doors to rear, understairs storage and carpeted flooring.

### Kitchen

14' 6" x 9' ( 4.42m x 2.74m )

Fitted with a range of wall and base units with work surface over, oven, gas hob with extractor fan, washing machine and space for fridge freezer.

## Bedroom One

12' 3" x 9' 1" ( 3.73m x 2.77m )

Double glazed window to front, mirrored wardrobes and carpeted flooring.

## Bedroom Two

13' x 7' 6" ( 3.96m x 2.29m )

Double glazed window to rear, store cupboard with boiler and carpeted flooring.

## Bathroom

Shower over bath, wash hand basin, WC and double glazed window to rear.

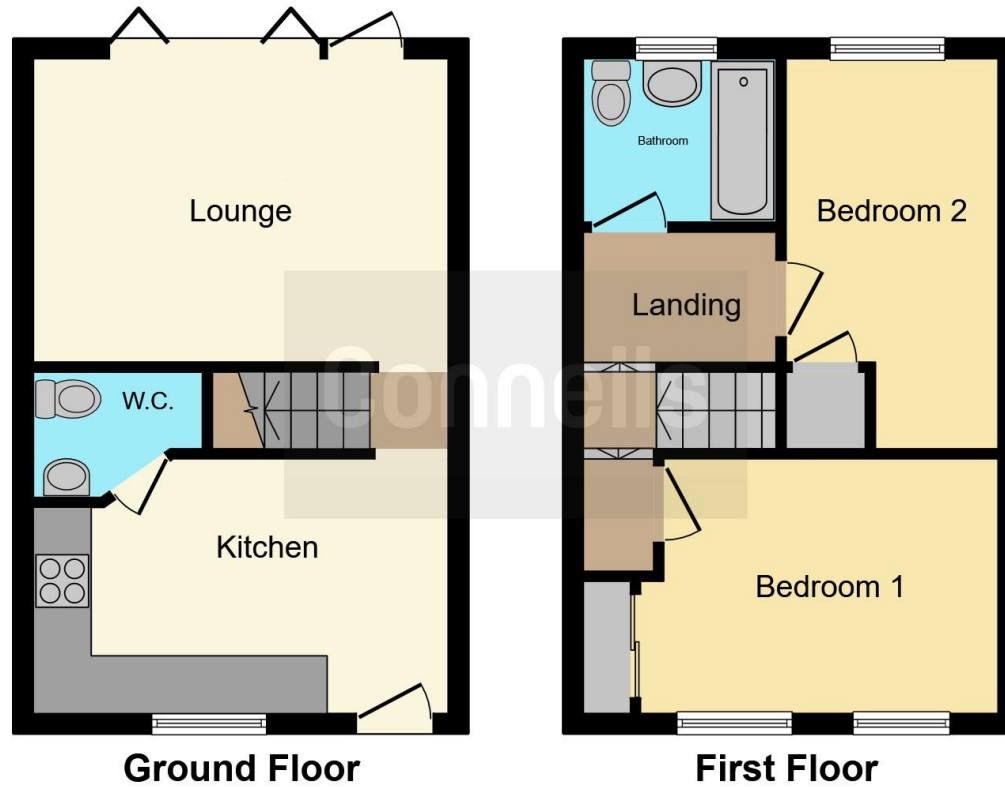
## Rear Garden

Enclosed garden mainly laid to lawn, side access.









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**EPC Rating: B**

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Tenure: Freehold



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