



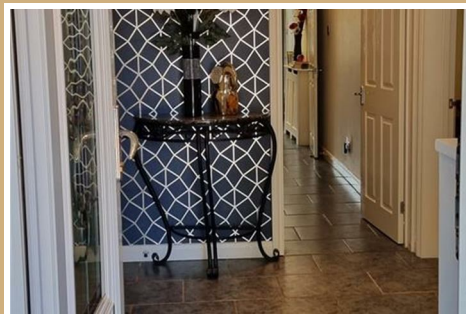
55 Kingsway

Leamington Spa, CV31

Asking Price £499,950



A superbly presented Semi Detached 4 Bedroom with 2 en suites family house in Leamington Spa. Having been greatly extended and much improved, it now comprises a fantastic family/dining room with bi folding doors opening out to a south facing landscaped rear garden. A sitting room to the front, a kitchen to the rear, utility and a downstairs shower room, study and garage. On the 1st floor you have the four bedrooms with built in wardrobes, two have en suites and four piece family bathroom. Outside to the front is a large walled block paved drive for 4 to 6 cars, leading to a garage with flower and shrub boarder. To the rear of the property, you have a southerly landscaped garden with patio and artificial grass.



Draft

The details have not been checked as yet.

Viewing Criteria -There is No Chain Important! By the Vendors request.

Viewings are for proceedable buyers only, with an AIP,

Entrance Porch

Via UPVC Double glazed Doors with side glass, Outside light, paved step, ceramic tile floor.

Entrance Hall

Via UPVC double glazed door, stairs to first floor with storage cupboard under, radiator, ceramic flooring, wood panel doors to the inner hall and the sitting room:

Inner Hall

Ceramic flooring wood panel doors to the Kitchen, Downstairs shower room and Utility room:

Down Stairs Shower room

Shower cubical, Wall mounted vanity unit with wash hand basin, Wall mounted WC, tiled splash back, extractor fan, quarry tile ceramic flooring, towel radiator.

Utility Room

Range of eye and base level storage units, Single bowl stainless steel and drainer sink unit with mixer taps, work top, plumbing for automatic washing machine and dishwasher tumble dryer, ceramic flooring.

Kitchen

15'4 x 9'3 (4.67m x 2.82m)

UPVC double glazed window and door to rear opening to rear patio.

Modern fitted kitchen with range of eye and base level units and drawers, single one and a half bowl single drainer sink unit with mixer taps, decorative tile splash back, ample

worktop surface.

Built in appliances including a Range style gas & electric oven, with stainless steel chimney hood above, space for fridge or fridge freezer, plumbing for dishwasher, radiator. ceramic tile flooring.

Sitting Room

15' 11'5 (4.57m 3.48m)

UPVC double glazed bow window to front. Feature fireplace with raised hearth, living flame, coal effect gas electric fire, radiator, wood flooring

Family /Dining Room

28'2 max x 18'5 (8.59m max x 5.61m)

This room has the Wow factor, a fantastic space with large Bi Fold double glazed patio doors opening to rear garden, bring the outside in.

A dining area with double doors opening to the sitting room, Velux windows beaming natural light down to wood flooring, which has with under floor heating.

It's a real family space, there are doors to the kitchen and the study.

Study

6'8 x 5 (2.03m x 1.52m)

UPVC double glazed window to side, power points, door to garage and Family Room.

Landing

Access to loft space, wood flooring, doors to,

Bedroom 1

13'5 x 9'8 (4.09m x 2.95m)

UPVC double glazed window to rear, radiator, power points, built in wardrobes, wood flooring.

En Suite

UPVC double glazed window to rear, 3 piece suite with wash hand basin, shower cubicle, low level WC, fully part tiled walls, extractor fan, radiator, shaver light point, ceramic flooring,

Bedroom 2

11'5 x 9'7 (3.48m x 2.92m)

UPVC double glazed window to rear, radiator, built in wardrobes, wood flooring.

En Suite

3 piece suite with wash hand basin, shower cubicle, low level WC, fully part tiled walls, extractor fan, radiator, shaver light point, ceramic flooring,

bedroom 3

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window to rear, radiator, built in wardrobes, wood flooring.

bedroom 4

15'3 7'9 (4.65m x 2.36m)

UPVC double glazed window to front, radiator, built in wardrobes, wood flooring.

Family Bath & Shower room

UPVC double glazed window to front, 4 piece suite with panelled jacuzzi bath with mixer taps and shower attached, pedestal wash hand basin, shower cubicle, low level WC, fully tiled walls, extractor fan, Towel radiator.

Part Integral Garage

Up and over door, power and lighting, Power and Lighting, Cupboard with a wall mounted gas Worcester Green star 30KW boiler system with a Mega flow unvented cylinder.

Door to study.

Front

There is ample parking for 4 to 6 cars, via a Block paved driveway, with shrubs and borders, and a walled frontage.

Rear

With a southwest rear aspect, you can really enjoy the landscaped garden, with raised beds, paved patio and a Astro Turf style grass garden.

Outside water supply, part rear side access via gate, bounded by panelled fencing.



Road Map



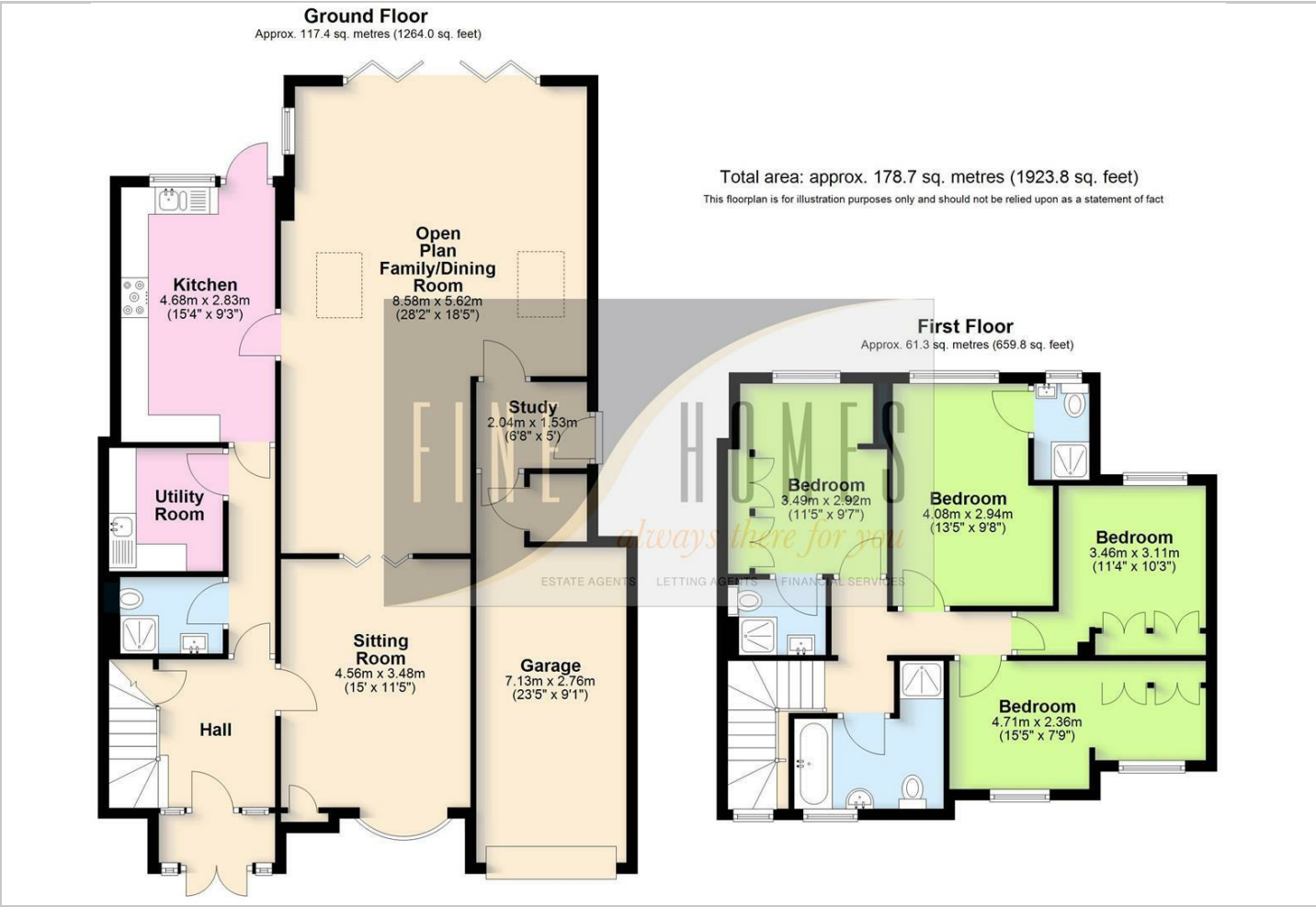
Hybrid Map



Terrain Map



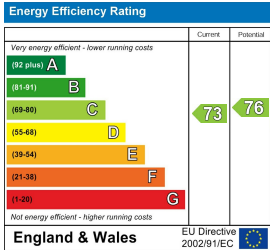
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk www.finehomes.org.uk

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

Whilst every effort has been made to ensure their accuracy, Fine Homes Estate Agents do not accept any errors in these details, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents