



Two bed detached bungalow

32 Leam Road
Royal Leamington Spa
CV31 3PA


MARGETTS
ESTABLISHED 1806

Price Guide £525,000

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Offered with no upward chain, an exciting opportunity to acquire a 2 (poss' 3) bedroom DETACHED bungalow in a sought after and prestigious location, enjoying well proportioned accommodation with rear garden, garage and plenty of off-road parking to the front.

Double glazed stone porch and further double glazed front door opens into the

WELCOMING DINING HALL

17'0" max x 12'11" max

with double panel radiators, coved ceiling and the measurements include a large double door cloak cupboard.

LOUNGE

18'1" x 11'11"

with electric fire setting, secondary glazed leaded light windows, rear double glazed window overlooking the garden, double panel radiator and coved ceiling.

Sliding doors lead through to the

DINING ROOM/POSSIBLE BEDROOM 3

9'0" x 10'9"

with laminate flooring, double panel radiator, double glazed window and further sliding doors open through to the

FITTED KITCHEN

9'11" x 9'11"

with a range of units extending around the room incorporating a one and a quarter bowl, stainless steel, single drainer sink with mixer tap and an Indesit four ring electric hob. Tall cupboard with Neff oven, eyelevel wall cupboards, central island unit, double glazed window, radiator and double opening doors to shelved pantry cupboard housing the Worcester gas fired central heating boiler.

BEDROOM ONE

16'7" max inc. wardrobe x 12'2"

with double glazed windows, double panel radiator, coved ceiling and the measurements include a single door built-in wardrobe.

BEDROOM TWO

13'9" x 12'0"

with coved ceiling, double panel radiator and door opening to built-in wardrobe, the room also features range of fitted wardrobes.

BATHROOM

has a corner fitted shower cubicle with adjustable shower, wash hand basin, radiator, tiled areas and double glazed window and door opening to a shelved storage cupboard with plumbing for a washing machine.



SEPARATE CLOAKROOM

with low-level WC, wash hand basin and obscured double glazed window.

OUTSIDE

To the front of the property there is a gravel driveway providing parking and giving access to a further paved parking area at the front of the property.

PART INTEGRAL SINGLE GARAGE

PEDESTRIAN ACCESS

at the side of the property leads to the



REAR GARDEN

which is mainly laid to lawn with perimeter border laid with shrubs and plants and patio areas.

GENERAL INFORMATION

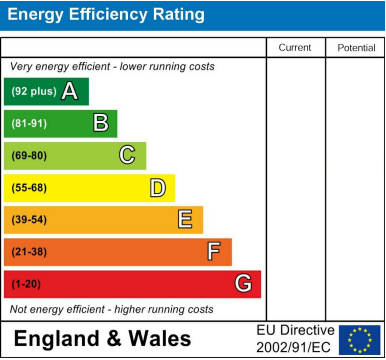
We believe the property is freehold and all main services are connected.





32 Leam Road, Royal Leamington Spa, CV31 3PA





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