



Valley Road, Leamington Spa, CV32 7UG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

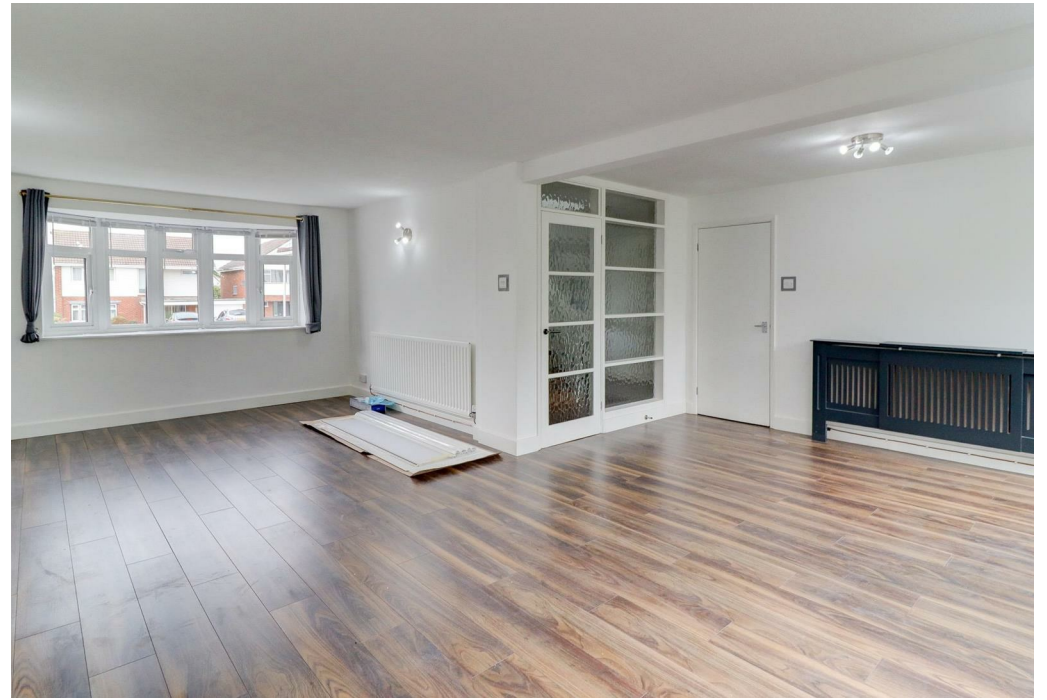
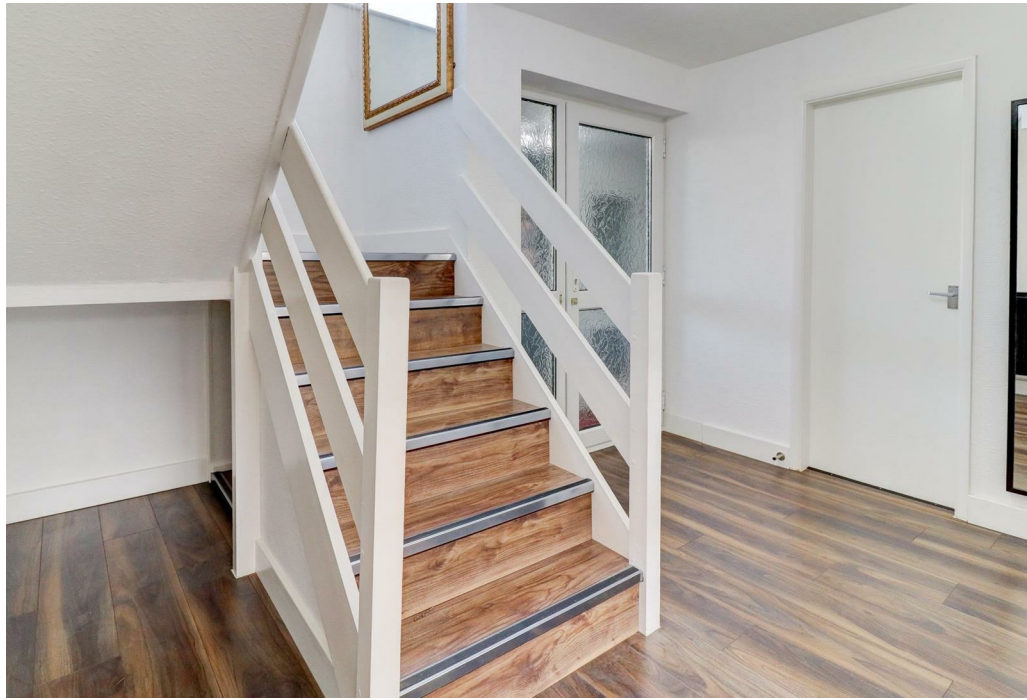
*** AVAILABLE 29th AUGUST *** Spacious four bedroom detached family home located to Lillington, North Leamington, within a desired family orientated area with its great array of amenities within close proximity, excellent commute links and within the catchment for choice of schools and nursery's.

Having been newly redecorated in the past 12 months and refurbished to most areas, to a modern standard throughout including new carpets to the first floor, this property briefly comprises: entrance porch with cloak space and internal front door, spacious hallway with guest WC and large built in cloak cupboard within. Modern kitchen with garden outlook, Rangemaster double oven with 5 ring burner gas hob and appliances included (American style fridge/freezer, dishwasher and washing machine), immediate access to the rear garden is provided. Open plan living/dining room with dual aspect views, quality wood effect laminate flooring as a continuation from the hallway and stairs, character bay window and ample space to configure various desired living layouts, additional direct access to garden via patio door.

To the first floor: Three double bedrooms and fourth bedroom being of a spacious single bedroom, office, walk in wardrobe or snug double. Main bathroom with full suite, including shower over bath. Handy storage cupboard to the landing with power socket to charge vacuum cleaner and (to be completed), a separate shower 'pod' with full shower and heated towel rail.

With an integral garage with electric roller door, car port and generous driveway parking this property is offered unfurnished. Energy Rating C. Council Tax Band D. Not suitable to sharers or students.







Key Features

- AVAILABLE 29th AUGUST
- Leamington Spa
- Detached House
- Four Bedrooms, Two Bathrooms & Guest WC
- Spacious Family Accommodation
- Generous Rear Private Garden Enriched with Fruit Trees & Vegetable Patch
- Integral Garage, Car Port & Ample Driveway Parking
- Energy Rating C
- Council Tax Band E
- Not Suitable to Sharers OR Students

£1,795 PCM