



Leicester Lane, Leamington Spa, CV32 7HE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 26th JULY - DEPOSIT ALTERNATIVE AVAILABLE *** Spacious and tasteful detached family home ideally located on one of Leamington's most desirable locations with delightful views over open fields to the front. The house is approached via a driveway offering parking for several cars and access to the garage. Excellent commute access to reach A46 and Fosse Way with ease.

The accommodation, which is spread over three floors, briefly comprises: Porch, entrance hall with two storage cupboards, living room, separate dining room with French doors to garden, dining kitchen with appliances, central island and snug with further French doors to garden, utility room, cloakroom.

To the first floor: Principal bedroom with ensuite and dressing area, three further first floor bedrooms, family bathroom with full suite, which includes a separate shower and second floor attic bedroom with ensuite shower room and further dressing area.

To the rear is an extensive, beautifully maintained mature rear garden with deck and further paved seating area. An absolute must-see! With driveway parking this property is offered FURNISHED. Energy Rating C. Council Tax Band F.





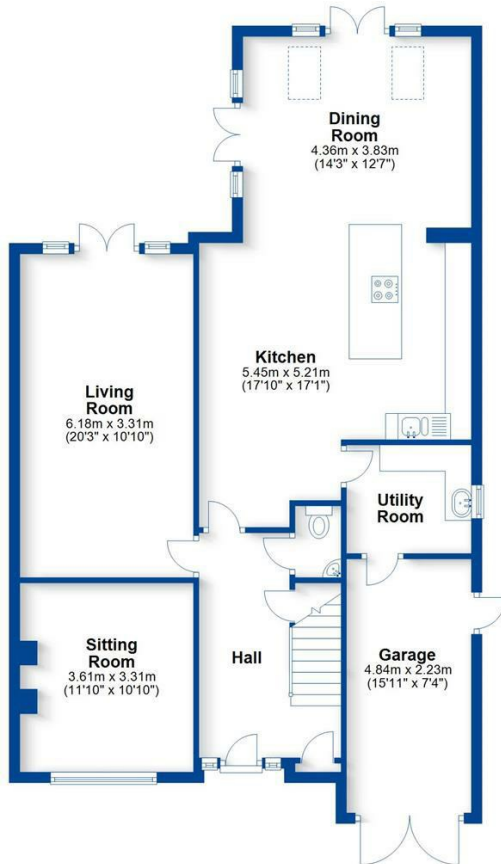
Key Features

- AVAILABLE 26th JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Five Bedrooms, Three Bathrooms, Three Receptions
- Detached Family Home
- FURNISHED
- Extensive Rear Garden
- Ample Parking & Garage
- Energy Rating C
- Council Tax Band F
- Pets Considered

£2,995 PCM

Ground Floor

Approx. 103.7 sq. metres (1116.6 sq. feet)

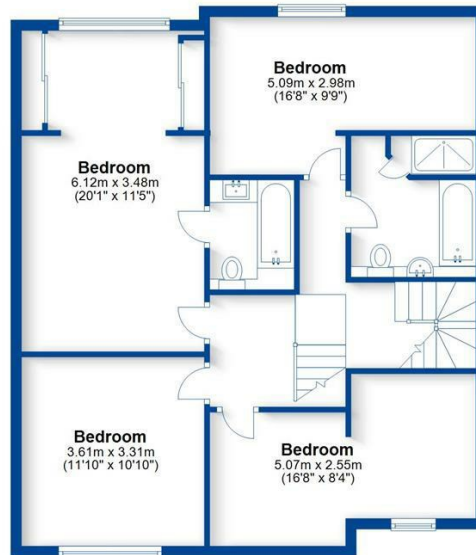


Total area: approx. 230.5 sq. metres (2481.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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First Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



Second Floor

Approx. 42.3 sq. metres (455.7 sq. feet)

