



**Leighton Close, Leamington Spa, CV32 7BW**

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# Property Description

An immaculately presented three bedroom semi detached house located in a very sought after area to the north of Leamington Spa town centre and within the catchment of good local schools.

The property is located within a quiet cul-de-sac and occupies a corner plot. The well presented and much improved accommodation briefly comprises - Porch, entrance hall, living room, and fabulous refitted kitchen/dining room with range of integrated appliances and doors leading out to the rear garden, utility room and downstairs cloaks/w.c.

To the first floor there are three bedrooms, and a refitted family bathroom.

Outside to the front there is driveway parking leading to the garage, a lawned area and gated access leading to the rear garden which has a paved patio area and lawn.

This property would make a lovely home for a young family and is being sold with no upward chain.







## Key Features

- Semi detached property
- Popular North Leamington location
- Immaculate presentation
- Three bedrooms
- Living room, utility
- Refitted kitchen/dining room
- Refitted family bathroom
- Good local schools nearby
- Corner plot
- No Chain

**Guide Price**  
**£385,000**

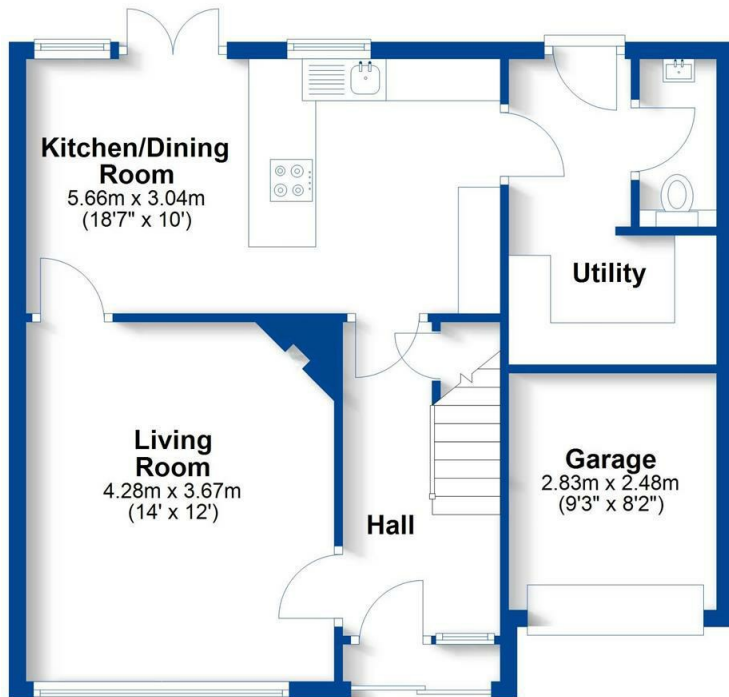






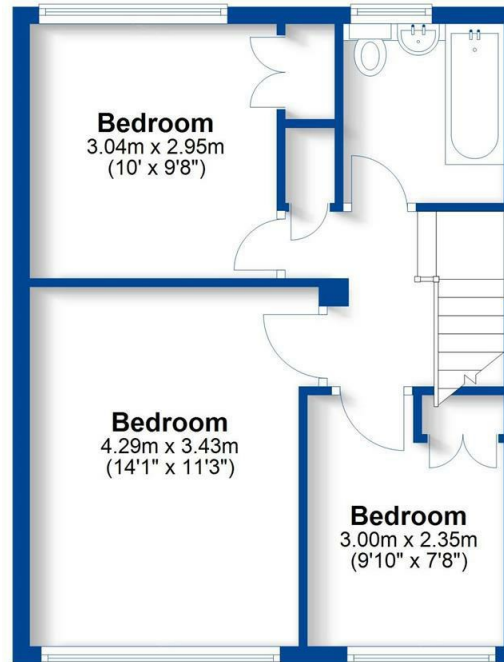
## Ground Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Warwick District Council





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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