



Leicester Lane, Leamington Spa, CV32 7HF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This excellent 1930's built detached family home has well-balanced accommodation and an attractive large garden. There is further scope to extend subject to the necessary consent.

The property is favourably located in North Leamington Spa with the town centre within easy reach and walking distance to highly regarded infant, junior and secondary schools.

The well presented accommodation comprises - Entrance hall, cloakroom/w.c, dining room with bay window, spacious 20 ft living room with door leading to the garden and a door into the conservatory. The L shaped breakfast kitchen has double doors leading to the conservatory and access to the integral garage

To the first floor the master bedroom has built-in wardrobes and overlooks the rear garden. Bedroom two is similar in size and overlooks the front. There are two further bedrooms and scope to extend the first-floor accommodation over the garage subject to the necessary planning consents. There is also a good sized family bathroom.

There is a fabulous, generous rear garden which is mainly laid to lawn with well-stocked borders and a variety of mature trees. A driveway to the front provides parking for several cars and there is a single integral garage.





Key Features

- Well presented detached 1930's family home
- Sought after location in North Leamington
- Four bedrooms
- Large rear garden
- Garage and driveway
- Further scope to extend
- Living room, dining room, conservatory
- Breakfast kitchen

**Offers Over
£800,000**

Entrance hall

Cloakroom/w.c

Dining room

15'7" x 10'11"

Living room

20'5" x 11'8"

Breakfast kitchen

16'8" x 13'4"

Conservatory

16'8" x 9'3"

Garage

15'3" x 8'5"

Bedroom

15'7" x 10'11"

Bedroom

12'9" x 11'8"

Bedroom

8'11" x 8'7"

Bedroom

8'9" x 8'5"

Bathroom



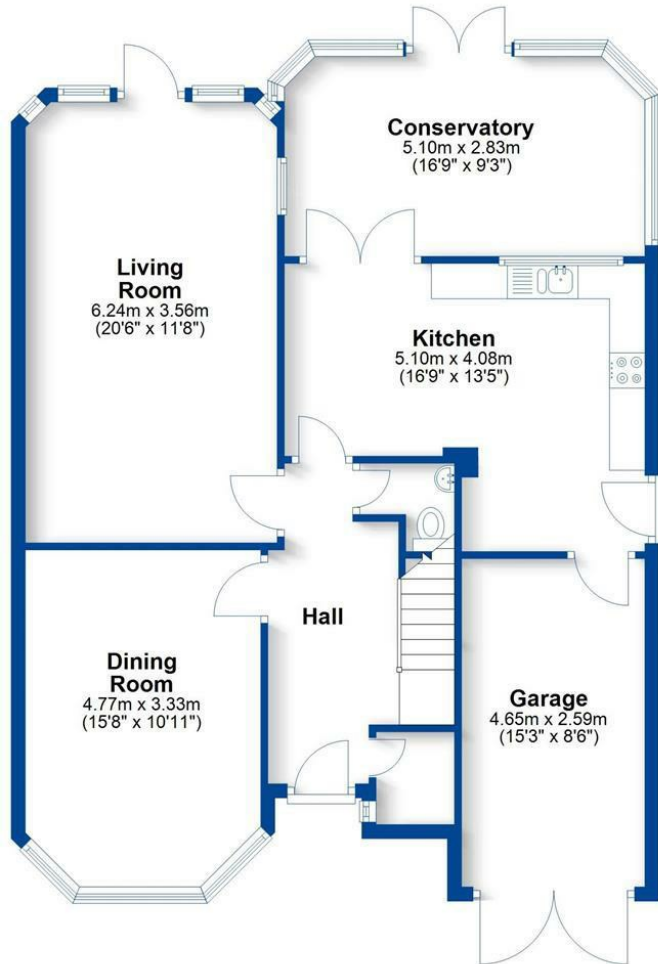




Floorplan

Ground Floor

Approx. 96.1 sq. metres (1034.2 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 157.6 sq. metres (1696.0 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 - F

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
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MANAGEMENT

RURAL



DISCLAIMER

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