



**2 Leighton Close**

Leamington Spa, CV32 7BW

  
**Spa Estates**  
— est. 1986 —













































## 2 Leighton Close

An extended traditionally styled semi-detached family residence, providing gas centrally heated and sealed unit double glazed, four bed roomed accommodation featuring extended dining room, on pleasant corner plot offering scope for some modernisation and improvement, in well regarded north-east Leamington Spa location.

Leighton Close - Located just off Parklands Avenue is a popular and established cul-de-sac location, conveniently sited approximately a mile and a half from the town centre, close to a good range of local facilities and amenities including local shops on Cubbington Road, well regarded schools for all grades and a variety of recreational facilities. This established cul-de-sac has consistently proved to be very popular.

Spa Estates are pleased to offer 2 Leighton Close which is an opportunity to acquire a much extended, traditionally styled semi-detached family residence, providing gas centrally heated four bed roomed accommodation, which also features an extended dining room. The property has been well maintained by the present owners. The property occupies a pleasant corner position including garage and additional off-road parking and represents an excellent opportunity.

Outside - The property occupies a pleasant corner position with driveway providing off road car parking leading to the integral garage. The drive being flanked by shaped lawn to both front and side with established flower borders, giving ample space for a larger rear garden with pedestrian side access leading to the small courtyard area including integral store. (see image)

Enclosed Storm Porch - With patio style sliding doors leads to the...

Entrance Hall - With staircase off, understairs cupboard, glazed paneled entrance door, radiator.

Lounge - 4.26m x 3.7m (14' x 12' 2")

Extended Dining Room - 6.8m x 2.63m (22'4" x 8'8")

Fitted Kitchen - 3.00m x 3.0m (9' 10 x 9'10")

Rear Porch With Separate WC - With low flush WC off.

Stairs And Landing - Access to roof space, built-in linen cupboard.

Bedroom - 4.7m x 2.5m (15'5" x 8' 2") - With double radiator.

Bedroom - 3.65m x 3.00m (12' x 9' 10") - With radiator.

Bedroom - 4.40m x 3.22m (14'5" x 10'7") - With radiator.

Bedroom - 3.0m x 2.33m (9'10" x 7'8") - With radiator, built-in double cupboard.

Bathroom/WC - 2.15m x 1.88m (7'1" x 6'2")

Garage - 4.80m x 2.5m (15'9" x 8' 2")

Location - Leamington Spa

Tenure - Freehold

Services

Water, gas, electricity, drainage and telephone.

Local Authority

Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit [www.spaestates.com](http://www.spaestates.com)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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