



LIME AVENUE, LEAMINGTON SPA, CV32 7DF



Property Description

Located on the popular leafy street of Lime Avenue in North Leamington Spa, is this superbly presented traditional semi-detached family home. The current owners have lovingly looked after this property for over 40 years raising their own family here. Located close to open parks and green space, shops and walking distance to both Telford Infants school as well as North Leamington school.

This well presented home comprises in brief; wide hallway, living room with gas fireplace and feature bay window, separate dining room with double doors out onto garden, Hammonds fitted modern kitchen and downstairs W/C. On the first floor there is a well-appointed family shower room, two double bedrooms both with fitted wardrobes with the primary bedroom also having a large feature bay window. The third bedroom is a good sized single currently used as a home office.

To the rear of the property is a long, beautifully planted, East facing garden with a vegetable patch at the end. Both the garden shed, and the summer house currently used as an art studio, have electricity connected. The wide garage has an inspection pit ideal for car enthusiasts and is access down the side of the house.

To the front of the property there is hard standing block paved parking off street for two cars.

This superb home is now available after 40 years of ownership and looking for a new family.

Viewing strictly by appointment





Key Features

- Traditional three bedroom semi-detached
- Popular North Leamington Spa location
- Close to parks and local shops
- Two reception rooms
- Refitted kitchen
- Three Bedrooms
- Long East facing rear garden with summerhouse and shed
- Off Street parking
- Garage with inspection pit

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



3



1

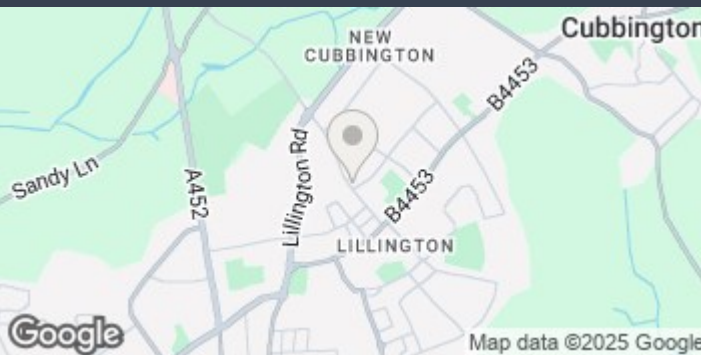


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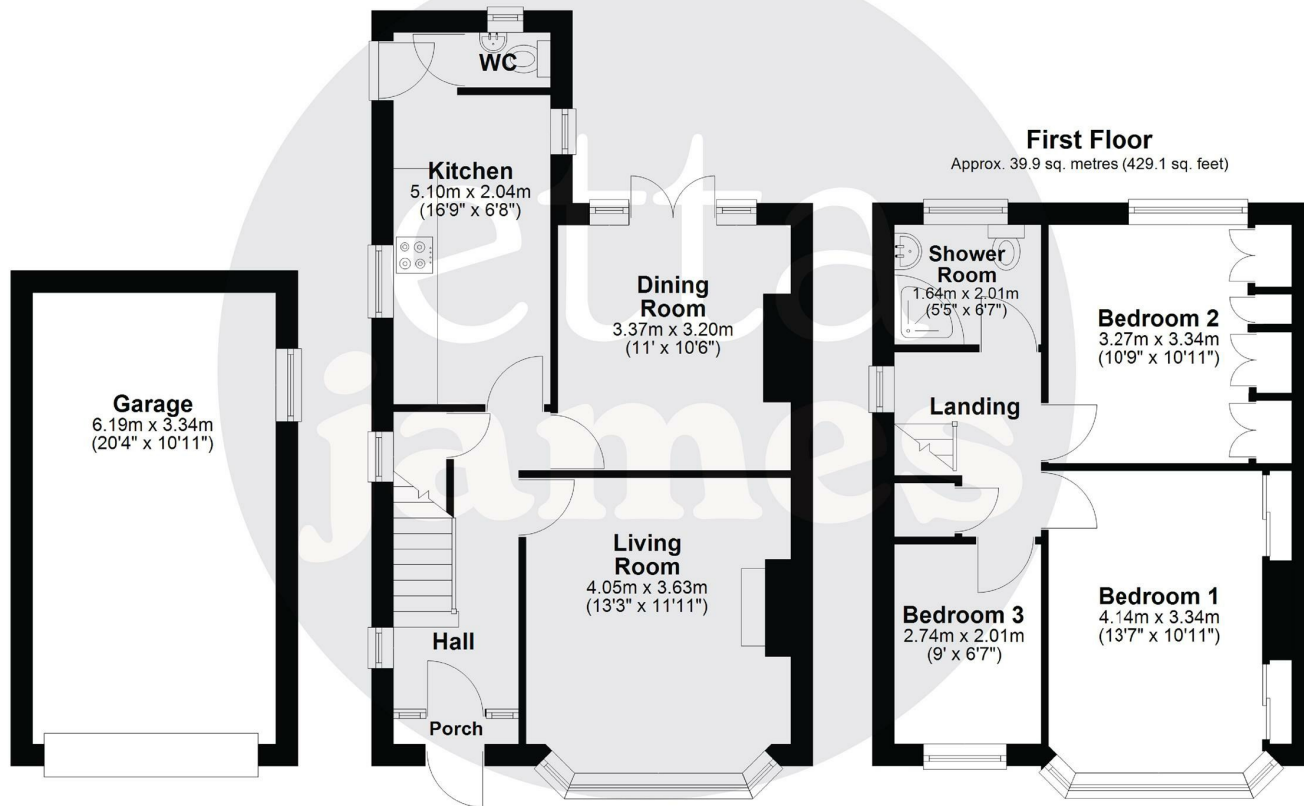
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Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

