



Connells

Leam View
Radford Semele Leamington Spa



Property Description

Stunning four bedroom detached family home in an executive cul-de-sac location in the village of Radford Semele.

Comprising to the ground floor a bright and airy lounge, a spacious open plan kitchen/family room, a conservatory and an integral garage.

To the first floor there are four good sized bedrooms, the master benefitting from an en-suite and a modern family bathroom. Externally the property provides a driveway with off-road parking for two cars and a well maintained rear garden.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge, breakfast kitchen, downstairs W/C and the integral garage.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiled flooring and a heated towel rail.

Lounge

18' 1" into bay x 12' 1" (5.51m into bay x 3.68m)

Spacious, bay-fronted lounge benefitting from a feature fire place and a radiator.

Breakfast Kitchen

27' x 14' (8.23m x 4.27m)

Fitted with a range of wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There are integrated appliances to include; a double electric oven, five ring gas hob with cooker hood over, microwave, dishwasher and fridge/freezer. Having a breakfast bar, ceiling spotlights, a radiator, tiled flooring, a triple glazed window to rear elevation and doors to the conservatory and utility room.

Utility Room

5' 1" x 6' 1" (1.55m x 1.85m)

Housing the central heating boiler and being fitted with wall and base units with work surfaces over, incorporating a sink. There is space for a washing machine and a tumble dryer. Comprising a radiator and a door to side elevation.

Conservatory

12' 1" x 9' 11" (3.68m x 3.02m)

Access via the Breakfast kitchen. Benefitting from under floor heating and doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. Comprising two built-in storage cupboards, access to the loft which is boarded and doors to all bedrooms and the family bathroom.

Bedroom One

16' 1" x 10' (4.90m x 3.05m)

Generous double bedroom benefitting from built-in wardrobes, a radiator and a triple glazed window to front elevation.

Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Generous double bedroom having built-in wardrobes, a radiator, a triple glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a heated towel rail and a triple glazed window to side elevation.

Bedroom Three

12' x 8' 1" (3.66m x 2.46m)

Double bedroom comprising a built-in wardrobe, a radiator and a triple glazed window to front elevation.

Bedroom Four

11' x 8' 11" (3.35m x 2.72m)

Double bedroom comprising a radiator and a triple glazed window to rear elevation.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, bath, separate shower cubicle, low level W/C, partly tiled walls, tiled

flooring, a heated towel rail and a triple glazed window to front elevation.

Outside

Front Of The Property

Comprising a fore-garden being mainly laid to lawn and the driveway. Benefitting from double electric sockets.

Rear Garden

Beautifully landscaped two tiered south facing garden, being mainly laid to lawn and fence enclosed. There are patio and decking areas, double electric sockets as well as gated side access.

Parking

Driveway to the front with a dropped kerb, providing off road parking for two cars.

Garage

Integral single garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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