



Connells

Horsepool Hollow
Leamington Spa



Property Description

Occupying a highly sought after and convenient location in the ever so popular area of Millpool Meadows sits this attractive detached home offering a wealth of generous and well-presented accommodation throughout.

This home briefly comprises; a welcoming entrance hallway, a bay-fronted living room and a separate kitchen/dining room.

On the first floor there are two well-proportioned bedrooms and modern family bathroom. The master benefits from a built-in wardrobes and an en-suite shower room.

Externally the property is approached via a private driveway and lawned fore-garden, whilst to the rear there is an attractive and private rear garden with composite decking.

fridge/freezer.

Comprising tiled flooring, a radiator and a double glazed window to rear elevation.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and door to the lounge.

Downstairs W/C

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

Lounge

12' 2" x 16' 1" into bay (3.71m x 4.90m into bay)

Bay-fronted light and airy lounge. Benefitting from an under stairs storage cupboard, a radiator and open access to the kitchen.

Kitchen

8' 4" max x 16' 6" (2.54m max x 5.03m)

Fitted with white high gloss wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an oven, induction hob with cooker hood over and space for a washing machine and a

First Floor Landing

The stairs lead from the hallway. There is access to the loft, a radiator and an airing cupboard housing the central heating boiler. With doors to both bedrooms and the family bathroom.

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)

Double bedroom having a built-in wardrobe, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle with marble tiled wall and low level W/C. There is an extractor fan, tiled flooring and a double glazed window to front elevation.

Bedroom Two

8' 8" x 9' 3" (2.64m x 2.82m)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with marble tiled walls and low level W/C. There is tiled flooring, a heated towel rail, extractor fan and a double glazed window to rear elevation.

Outside

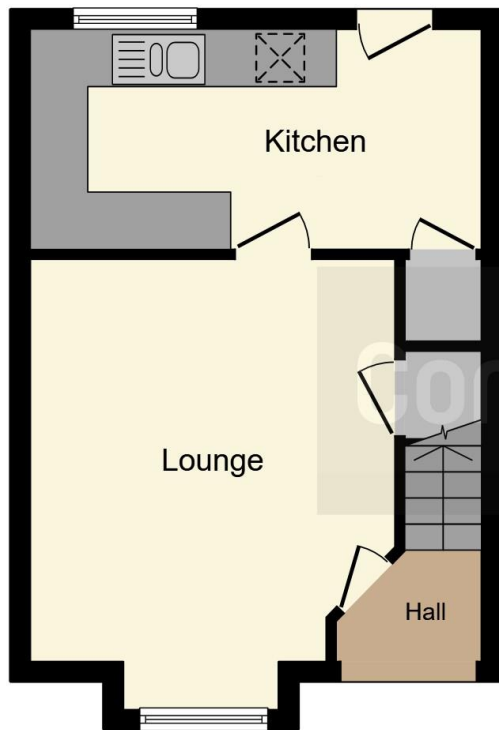
Rear Garden

Beautifully maintained garden being mainly laid to patio and fence enclosed. Comprising flower beds, a decking area and gated side access.

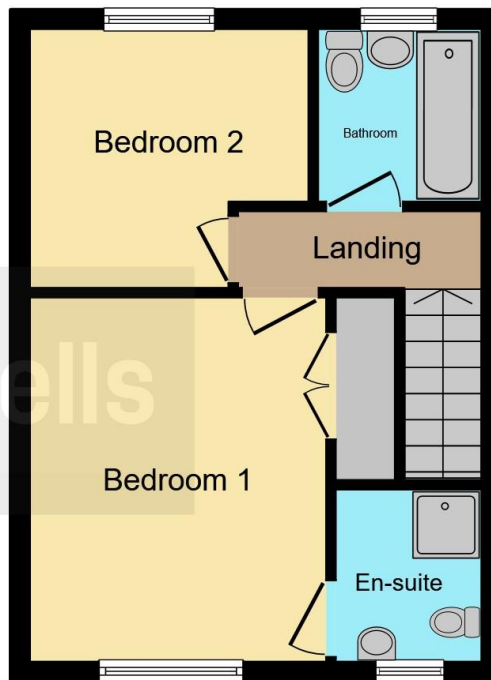
Parking

Driveway with parking for two cars.





Ground Floor



First Floor

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: Awaited

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Tenure: Freehold



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