



Connells

Lambourn Crescent
Leamington Spa



Property Description

Three bedroom mid-terrace, family home, ideally situated close to local schools, amenities and the train station. This would make an ideal choice for young couples, families or investment opportunity!

Briefly comprising; a welcoming entrance hallway with a door leading to the living room and kitchen. From the living room you have an archway leading to the dining room and a door to the conservatory.

To the first floor there are three generously sized bedrooms and the family bathroom. Externally this home benefits from a beautifully maintained rear garden, with a driveway to the front providing off road parking.

Approach

Via driveway.

Entrance Porch

Having two windows to front elevation and a door to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the kitchen, lounge/dining room and the utility room.

Kitchen

5' 10" x 9' 10" max (1.78m x 3.00m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a

stainless steel sink and drainer unit. Housing the central heating boiler and comprising an integrated electric oven and gas hob with cooker hood over. Having tiled flooring and a double glazed window to front elevation.

Utility Room

Fitted with wall and base units with work surfaces over. There is space for a washing machine, tumble dryer and a fridge/freezer. Having a radiator and tiled flooring.

Lounge

15' 8" max x 10' 5" max (4.78m max x 3.17m max)

Spacious lounge having an electric fire place, an archway leading to the dining area and sliding patio doors leading to the conservatory.

Dining Area

9' 6" max x 7' 9" max (2.90m max x 2.36m max)

Converted garage now used as a dining area. With a double glazed window to rear elevation.

Conservatory

9' 2" max x 7' 6" max (2.79m max x 2.29m max)

Comprising tiled flooring and sliding patio doors to side elevation.

First Floor Landing

The stairs lead from the hallway. There is access to the loft which is part-boarded and insulated and doors to all bedrooms and the family bathroom.

Bedroom One

15' 4" max x 10' 3" max (4.67m max x 3.12m max)

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

Bedroom Two

15' 1" max x 8' 5" max (4.60m max x 2.57m max)

Double bedroom comprising an airing cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 3" max x 9' 10" max (1.91m max x 3.00m max)

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 shower over, low level W/C, partly tiled walls, vinyl flooring and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained rear garden with patio areas and a beautiful display of flowers.

Parking

There is a driveway providing off road parking

for two cars side by side.

Agent's Note

We understand from our sellers that the garage has been converted. This is a historic conversion and Connells have not seen the relevant documents for the planning permission and building regulations relating to the conversion. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.









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

Tenure: Freehold

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