



Connells

Newnham Road
Leamington Spa



Property Description

Occupying a corner plot in a highly sought after and convenient location in North Leamington Spa, this spacious four bedroom semi-detached home offers spacious accommodation throughout. Beginning with, a useful entrance porch, a welcoming entrance hall, a spacious dual aspect lounge dining room, separate kitchen and generous utility room.

To the first floor there are four bedrooms as well as the family bathroom, with master bedroom boasting an en-suite shower room.

Externally the property benefits from a garage with outside W/c and further covered area ideal for outdoor use, a driveway and a private lawned rear garden.

Approach

The property is set back from the road behind the landscaped fore garden with a pathway leading to the entrance porch.

Entrance Porch

Useful entrance porch with windows to the front elevations and a door leading into the entrance hallway.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Having a radiator and doors to the lounge dining room and kitchen.

Lounge Dining Room

22' 3" max x 14' 5" max (6.78m max x 4.39m max)

Generously sized, light and airy lounge. Comprising a feature fireplace, two radiators, two double glazed windows to front elevation, a door to the garden and a serving hatch to the kitchen.

Kitchen

9' 4" x 9' 9" (2.84m x 2.97m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space a cooker and housing the central heating boiler. With a double glazed window to rear elevation and a door into the utility room.

Utility Room

11' 11" max x 22' 6" max (3.63m max x 6.86m max)

Fitted with base units with complementary work surfaces over. There is space for appliances to include a washing machine, dishwasher and fridge/freezer. Comprising a radiator and a window to front elevation and a door to the rear garden.

First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

19' 2" max x 10' 8" (5.84m max x 3.25m)

The master bedroom is a generously sized double, comprising 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, a shower cubicle, low level W/C, fully tiled walls, a fitted towel rail and a skylight.

Bedroom Two

10' 5" x 13' 10" (3.17m x 4.22m)

Double bedroom comprising a radiator and two double glazed windows to front elevation.

Bedroom Three

9' 4" x 11' 1" (2.84m x 3.38m)

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

Bedroom Four

9' 1" x 9' 5" max over stair bulkhead (2.77m x 2.87m max over stair bulkhead)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with shower, low level W/C, fully tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Private and well-maintained garden being mainly laid to lawn and fence enclosed.

Driveway

Garage

20' 1" x 11' 2" (6.12m x 3.40m)

Having power, light and electric door and a door to the garden. There is a further covered area beyond the garage.

Outside W/C

There is an outside W/c situated at the back of the garage.

Agent's Note

Connells advise this property has been extended and details are available on the WDC website.









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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Tenure: Freehold

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