



Connells

Borrowdale Drive
Leamington Spa



Property Description

Situated in the sought after area of North Leamington Spa sits this spacious four bedroom detached home, offering excellent potential for modernisation and available for sale with no chain.

The property briefly comprises welcoming entrance hallway, open plan lounge dining room, separate kitchen, downstairs cloakroom and converted garage.

To the first floor there are three double bedrooms and a fourth good size single room as well as the family bathroom.

Outside the property benefits from a good size private rear garden and a driveway to the front.

Approach

The property is set back from the road behind the lawned fore garden and driveway with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge/diner, kitchen, downstairs W/C and converted garage.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a window to side elevation.

Lounge/Diner

24' 6" x 11' 7" max (7.47m x 3.53m max)

Spacious, light and airy dual aspect lounge/diner. Having a feature fire place, a radiator and double glazed windows to front and rear elevations and a door leading out to the garden.

Study

15' 8" max x 8' 1" max (4.78m max x 2.46m max)

Converted garage comprising a radiator and a window to side elevation.

First Floor Landing

The stairs lead from the hallway. There is loft access, a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

11' 8" x 12' 5" (3.56m x 3.78m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Two

9' 7" plus door recess x 11' 7" (2.92m plus door recess x 3.53m)

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

Bedroom Three

9' 2" x 12' 7" (2.79m x 3.84m)

Double bedroom having a radiator and a double glazed window front elevation.

Bedroom Four

8' 11" x 8' 6" (2.72m x 2.59m)

Comprising a built-in cupboard, 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 and low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Good size private and well-maintained garden being mainly laid to lawn and fence closed.

Parking

Driveway to the front of the property providing parking for two cars.

Agent's Note The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

We have been advised by our vendors that the garage has been converted. 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.





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: D

view this property online connells.co.uk/Property/SPA313658

Tenure: Freehold



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