



**Connells**

Marlborough Drive  
Sydenham Leamington Spa



# Marlborough Drive Sydenham Leamington Spa CV31 1GD

for sale  
**£270,000**



## Property Description

Sought after location within easy reach of local amenities! This spacious two bedroom semi-detached home would make an ideal first time purchase or investment. Having been thoughtfully improved by the current owners, the property offers modern accommodation throughout.

Beginning with a welcoming entrance hall, open plan lounge dining room and modern kitchen. To the first floor there are two bedrooms and the family bathroom.

Externally the property benefits from a driveway for two cars and a private lawned rear garden.

and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine, space for a dishwasher and space for a fridge/freezer. Housing the central heating boiler and comprising a double glazed window to front elevation.

## Approach

The property is set back from the road behind the driveway and lawned fore garden.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs cupboard housing the tumble dryer. There is access to kitchen and door to lounge.

## Lounge Diner

14' 11" x 10' 4" ( 4.55m x 3.15m )

Spacious, light and airy lounge diner having a radiator, a double glazed window to rear elevation and French doors leading to the garden.

## Kitchen

10' 5" x 6' 10" ( 3.17m x 2.08m )

Modern kitchen fitted in 2024. Having wall

## First Floor

### Landing

The stairs lead from the hallway. Comprising an airing cupboard, access to the loft and a double glazed window to side elevation. With doors to both bedrooms and the family bathroom.

### Bedroom One

10' 4" x 9' 6" ( 3.15m x 2.90m )

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

### Bedroom Two

7' x 10' 5" ( 2.13m x 3.17m )

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

### Bathroom

Newly fitted in 2021, with a white three piece suite, comprising a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a heated towel rail.

### Outside

#### Rear Garden

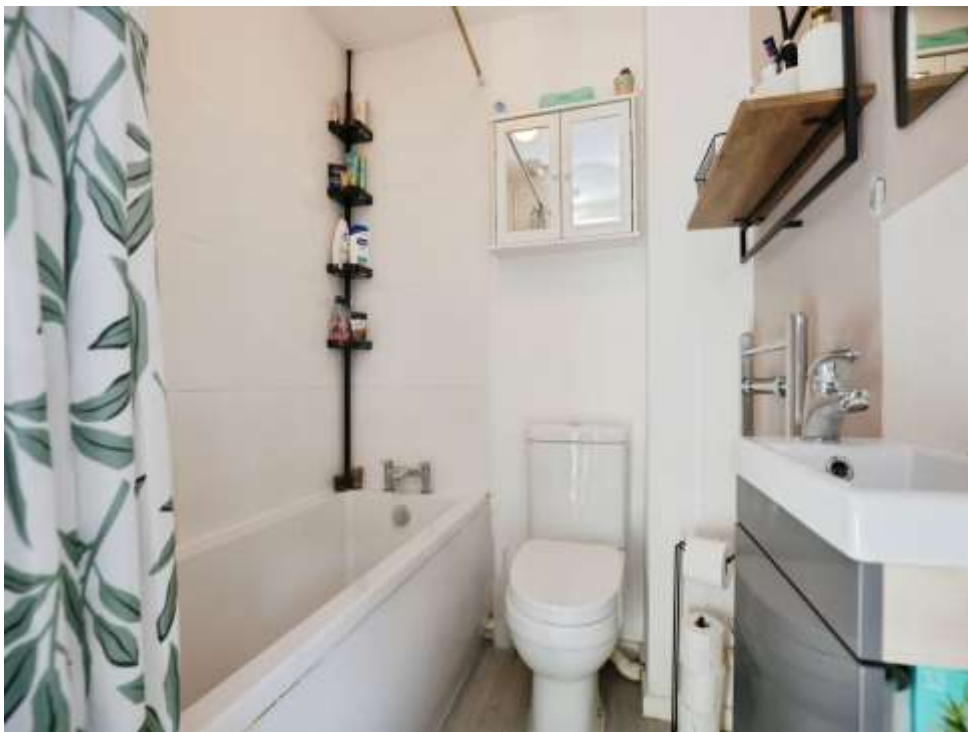
Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Having a patio area and gated side access.

### Parking

Driveway providing off road parking for 2/3 cars.













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**EPC Rating: D**

Tenure: Freehold

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