



**Connells**

Lewis Road  
Radford Semele Leamington Spa

# Lewis Road Radford Semele Leamington Spa CV31 1UB

for sale offers in excess of  
**£375,000**



## Property Description

The ground floor features a spacious lounge with a beautiful feature fireplace, creating a cosy focal point, and double doors leading into the conservatory, allowing plenty of natural light to flood through. The kitchen breakfast area provides ample room for dining, benefits from a built-in storage cupboard, and leads to the downstairs cloak room and into the conservatory - a bright and inviting space that opens directly onto the garden.

Upstairs offers two good-sized bedrooms and a family bathroom. While the property has been well-maintained, it would benefit from some updating, providing a fantastic opportunity to add value and personalise to your taste.

Externally, the rear garden is low maintenance, which is paved with mature shrub borders. Being on a corner plot, the property also enjoys a larger-than-average side garden, offering potential for further landscaping or development (subject to planning). The front garden is block paved with mature shrubs, giving a welcoming approach to the home.

## Entrance Hallway

Having a radiator, stairs rising to the first floor and doors leading to.

## Lounge

16' 5" max x 10' 9" max ( 5.00m max x 3.28m max )

Spacious, light and airy lounge comprising a feature fire place, radiator, television point and a door to the conservatory.

## Conservatory

19' 6" max x 9' 4" max ( 5.94m max x 2.84m max )

UPVC and brick construction. Having two radiators and a door to the garden.

## Cloakroom

Having W/C, wash hand basin with tiling to splashback areas.

## Kitchen

12' 7" x 9' 4" ( 3.84m x 2.84m )

Fitted with wall and base units with work surfaces over, providing space for appliances and a pantry cupboard also comprising double glazed windows to side and front elevations.



## First Floor

### Landing

The stairs lead from entrance hallway, Having a double glazed window to rear elevation, a radiator and doors to both bedrooms and the family bathroom.

### Bedroom One

16' 6" max x 9' 5" max ( 5.03m max x 2.87m max )

Generously sized double bedroom having a radiator and a double glazed window to side elevation.

### Bedroom Two

8' 2" max x 12' 3" max ( 2.49m max x 3.73m max )

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

### Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Housing the water tank and comprising a radiator and a double glazed window to rear elevation.

### Outside

### Garden

Set on a corner plot having paved patio area perfect for external dining and fence enclosed with mature shrubs.

### Parking

On street.













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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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