



Connells

Charnwood Way
Leamington Spa



Property Description

Nestled in a sought after area of North Leamington Spa in a quiet cul-de-sac this three bedroom end terrace property offers a perfect balance of space and practicality. An ideal choice for growing families or professionals seeking a peaceful yet well connected location. This property benefits from a good size rear garden, driveway and a garage en bloc all within easy reach of local amenities.

The ground floor comprises a light and airy living dining room and spacious kitchen. Upstairs you'll find two double bedrooms and a third single bedroom as well as the modern family bathroom.

Approach

Located within a quiet cul-de-sac the property is set back from the road behind the driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and a door to the lounge dining room and kitchen.

Lounge Dining Room

18' 6" x 10' 10" max (5.64m x 3.30m max)

Spacious and airy lounge having laminate flooring, a radiator, feature fire place, a double glazed window to front elevation and sliding patio doors leading to the garden.

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit, Providing space for appliances and having a radiator, a double glazed window to rear elevation and a door to the garden.



First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

9' 11" x 8' 11" (3.02m x 2.72m)

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

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

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

Bedroom Three

6' 11" max over stair bulk head x 5' 11" (2.11m max over stair bulk head x 1.80m)

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

Bathroom

Fitted with a white three piece suite including; a wash hand basin, bath with mixer taps and shower over and a low level W/C. With partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Private rear garden being mainly laid to lawn and fence enclosed.

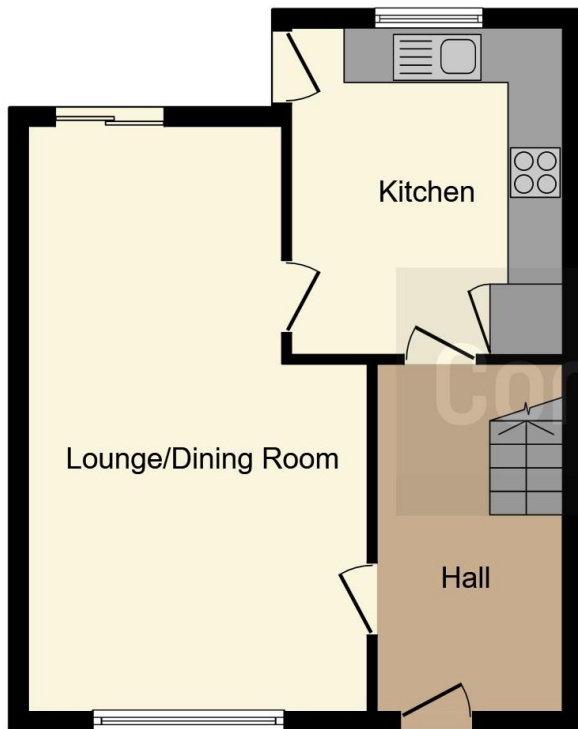
Parking

Driveway to the front providing off road parking for two cars.

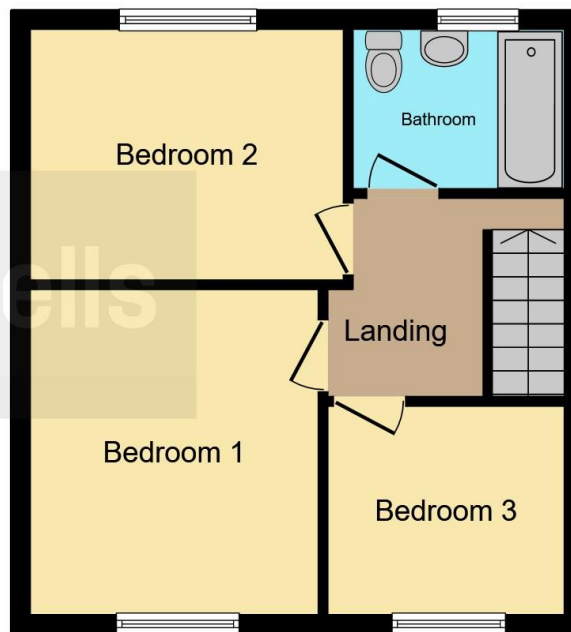
Garage En Bloc

Single garage on bloc located to the rear of the property. Connells advise an internal inspection of the garage has not yet taken place.





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: C Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: SPA310838 - 0006