



Connells

Leam Terrace
Leamington Spa

Leam Terrace Leamington Spa CV31 1DF

for sale
£700,000



Property Description

Located on the prestigious Leam Terrace, within easy reach of the town centre, sits this spacious four bedroom 1930s semi-detached. This home presents a rare opportunity to create a stunning family residence in one of the town's most desirable locations. Backing onto Welches Meadow; a protected nature reserve, this property is ideally located for nature lovers!

The ground floor layout is well suited to both family life and home working. Consisting of; a spacious lounge, separate dining room, kitchen, study and convenient downstairs shower room. Upstairs the first floor offers four well-proportioned bedrooms and the family bathroom.

Externally the property is set back from the road behind the long driveway while to the rear is the generous mature rear garden.

Approach

The property is set back from the road behind the long driveway providing off road parking for several cars.

Entrance Hallway

With stairs rising to the first floor, a radiator, a double glazed window to side elevation and doors off to the lounge, shower room, study, dining room and kitchen.

Downstairs Wet Room

Fitted with a wash hand basin, shower and low level W/C. Having a radiator and a double glazed window to side elevation.

Study

7' 10" x 9' 11" (2.39m x 3.02m)

With a radiator and a double glazed window to side elevation.

Lounge

11' 5" x 15' 11" max into bay (3.48m x 4.85m max into bay)

Spacious bay-fronted lounge comprising picture rails and including a radiator.

Dining Room

12' 5" x 13' 10" max (3.78m x 4.22m max)

Consisting of a feature fire place, picture rails, a radiator and a double glazed window to rear elevation.

Kitchen

7' 10" x 19' 8" (2.39m x 5.99m)

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 comprising a radiator, double glazed windows to front and rear elevations and a door to the rear garden.

First Floor

Landing

The stairs lead from the hallway. Having a double glazed window to side elevation, access to the loft and an airing cupboard housing the gas central heating boiler.

Bedroom One

16' 5" max into bay x 11' 5" (5.00m max into bay x 3.48m)

Generously sized double bedroom consisting of a radiator and a double glazed bay window to front elevation.

Bedroom Two

12' 5" x 10' 10" max (3.78m x 3.30m max)

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

Bedroom Three

10' 10" plus door recess x 9' 10" max (3.30m plus door recess x 3.00m max)

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

Bedroom Four

9' 8" x 7' 10" (2.95m x 2.39m)

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

Bathroom

Fitted with a three piece suite, to include a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Garden

Generous private rear garden backing onto the protected nature reserve being mainly laid to lawn with a patio area and planted borders.

Driveway

Driveway to the front of the property, providing off road parking for several cars.









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 Council Tax
 Band: E

Tenure: Freehold

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Property Ref: SPA314124 - 0003