



**Connells**

Marlborough Drive  
Sydenham Leamington Spa



# Marlborough Drive Sydenham Leamington Spa CV31 1XY

for sale  
**£260,000**



## Property Description

Attractive two bedroom semi detached with newly fitted kitchen in Sydenham!

Located in a popular residential area of Sydenham, this well presented two bedroom semi detached property offers comfortable and versatile living space ideal for first time buyers, young families or downsizers.

Situated within easy reach of a range of local amenities, including the Asda superstore and two well regarded primary schools the home combines convenience with a quiet, family friendly setting.

Key features include:

A spacious kitchen newly fitted in December 2025 with ample storage and work surface space.

A light and airy lounge diner, perfect for entertaining.

A versatile garden room/home office.

Two double bedrooms the master with fitted wardrobes and over head storage.

A modern well appointed shower room.

Externally the property benefits from a private low maintenance south west facing rear garden, perfect for relaxing or alfresco dining. To the front, a driveway provides off road parking for two cars in tandem.

This delightful home offers a fantastic opportunity to step into a sought after area with great transport links and amenities close by.

## Approach

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

## Entrance Hallway

Welcoming entrance hallway with return staircase leading to the first floor and an understairs storage cupboard. Having a radiator and doors to the lounge/diner and the kitchen.

## Kitchen

9' 3" x 10' 3" ( 2.82m x 3.12m )

Newly fitted in December 2025 with modern grey wall and base units and complementary work surfaces over with tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine, dishwasher and a fridge/freezer. Having laminate flooring and double glazed windows to front and side elevations.

## Lounge/Diner

15' 10" x 10' 4" max ( 4.83m x 3.15m max )

Light and airy lounge/diner consisting of double glazed sliding patio doors leading to the garden.

## Garden Room/Home Office

7' 3" x 13' 4" ( 2.21m x 4.06m )

Versatile additional garden room or home office comprising double glazed windows to front and rear elevations, laminate flooring and a radiator.



## First Floor

### Landing

The stairs lead from the hallway with a double glazed window to side elevation, loft access and an airing cupboard.

### Bedroom One

10' 3" max into wardrobe x 9' 6" ( 3.12m max into wardrobe x 2.90m )

Double bedroom consisting of two fitted wardrobes, built-in overhead storage cupboards, a radiator and a double glazed window to front elevation.

### Bedroom Two

9' 7" x 10' 3" ( 2.92m x 3.12m )

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

### Shower Room

Modern three piece suite fitted with a wash hand basin with vanity unit, walk-in shower and a low level W/C. Having fully tiled walls, tiled flooring and a heated towel rail.

## Outside

### Rear Garden

Good size South-west facing garden comprising an initial covered seating area being laid to astro turf with gate to the graveled landscaped garden.

### Parking

Driveway providing off road parking for two cars in tandem.







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D    Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SPA314544](http://connells.co.uk/Property/SPA314544)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314544 - 0007