



**Connells**

Leam Terrace  
Leamington Spa



# Leam Terrace Leamington Spa CV31 1DF

for sale  
**£900,000**



## Property Description

Stunning four bedroom detached home in the prestigious Leam Terrace location. Occupying a highly sought after position on Leam Terrace, this beautifully presented four bedroom detached family home offers a rare opportunity to live in one of the area's most prestigious addresses, directly backing onto Crabtree & Welches meadow nature reserve - offering privacy and a countryside feel in a central location. Internally the property has been thoughtfully extended and modernised, providing spacious and versatile living accommodation across three floors:

Welcoming entrance hallway with a downstairs cloakroom.

Bright and spacious lounge to the front of the property.

Generous extended rear sitting room or formal dining room ideal for entertaining or family relaxation.

Stylish and extended kitchen dining room perfect for modern family life.

The first floor offers:

Three double bedrooms, two bedrooms with modern ensembles fitted in 2022

A beautifully appointed family bathroom, also newly fitted in 2021.

The second floor features a professionally converted loft, creating a spacious fourth bedroom.

Externally the home continues to impress:

A mature and private rear garden backing directly onto the nature reserve, featuring well established trees including apple & plum varieties. To the front a generous driveway provides off road parking for 4-5 vehicles, along with a single garage.

## Approach

The property is set back from the road behind the long fore garden providing off road parking for several cars leading to the front entrance.

## Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor and doors off to the

lounge, sitting room, kitchen dining room and downstairs cloakroom.

## Downstairs Cloakroom

Fitted in 2022, with a wash hand basin, a low level W/C and a heated towel rail and a double glazed window to the side elevation.

## Lounge

17' 3" max to bay x 10' 5" ( 5.26m max to bay x 3.17m )

Spacious, light and airy bay-fronted lounge having two radiators.

## Sitting Room

19' 7" max x 14' 8" max ( 5.97m max x 4.47m max )

Additional extended reception room consisting of three radiators, ceiling spot lights, double glazed windows to side elevation and French doors leading to the garden.

## Kitchen

27' 6" x 9' 11" min ( 8.38m x 3.02m min )

Bespoke kitchen, fitted with oak wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit and five ring gas hob Rangemaster oven with cooker hood over. Providing space for a fridge freezer and plumbing for a dishwasher, whilst housing the central heating boiler. Benefitting from tiled flooring with under floor heating, double glazed window to the side elevation, skylight and French doors leading out to the garden.

## Dining Area

8' 6" x 11' 2" ( 2.59m x 3.40m )



Having a skylight and double glazed window to the rear elevation.

## First Floor Landing

The stairs lead from the entrance hallway comprising stairs to the second floor and a double glazed window to the side elevation.

## Master Bedroom

15' 1" max x 16' 2" ( 4.60m max x 4.93m )

Extended master bedroom consisting of two built-in cupboards, a radiator, a double glazed window to the rear elevation and a door to;

## En-Suite

Recently fitted in 2022 is the modern three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having a heated towel rail and a window to side elevation.

## Bedroom Two

14' 5" max into bay x 10' 5" ( 4.39m max into bay x 3.17m )

Spacious bay-fronted double bedroom comprising of picture rails and two radiators.

## Bedroom Three

12' 6" x 12' 7" ( 3.81m x 3.84m )

Double bedroom having picture rails, a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Modern three piece suite fitted in 2022 with a wash hand basin, a shower cubicle, a low level W/C and towel rail. Having a heated towel rail and a double glazed window to side elevation.

## Bathroom

Modern four piece suite fitted in 2021 with a wash hand basin, double walk in shower cubicle as well as a bath and a low level W/C.

Benefitting from electric under floor heating, fitted storage cupboard, a heated towel rail and a double glazed window to rear elevation.

## Second Floor

### Bedroom Four/Loft Conversion

12' 11" restricted head height x 10' 4" restricted head height ( 3.94m restricted head height x 3.15m restricted head height )

Double bedroom benefitting from a built-in storage cupboard, a radiator, two velux windows to the rear and one velux to the front elevation.

## Rear Garden

Beautifully maintained mature garden being mainly laid to lawn and fence enclosed. Comprising a raised slate chipping area ideal for outdoor dining and benefitting from apple and plum trees.

## Parking

Driveway to the front providing off road parking for several cars. Benefitting from a car charging point.

## Garage

14' 10" x 7' 9" ( 4.52m x 2.36m )

With a window to side elevation fitted with a sink drainer unit, radiator and plumbing for a washing machine.

## Side Storage

19' 1" x 4' 1" ( 5.82m x 1.24m )

Useful covered side area ideal for additional storage.

## Agent's Note

We understand from our vendors that the property benefits from a water softener.















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**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: F

Tenure: Freehold

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