



Connells

Marlborough Drive
Sydenham Leamington Spa

Marlborough Drive Sydenham Leamington Spa CV31 1GW

for sale offers in excess of
£350,000



Property Description

This well-presented three bedroom semi-detached family home is offered to the market with no upward chain and benefits from a driveway providing access to the garage and entrance hallway.

On entering the property, you are welcomed by a hallway with stairs rising to the first floor and access to a convenient downstairs cloakroom. The kitchen, with a side door leading outside, is positioned at the front of the property, while to the rear sits a spacious lounge/diner with a useful storage cupboard and patio doors opening out to the garden.

To the first floor, there are three bedrooms, including a master with en-suite shower room, along with a modern family bathroom.

Outside, the rear garden features a decked area ideal for external dining and entertaining, with the remainder laid to lawn. A side door also provides access back into the garden.

Approach

Via a driveway providing off road parking for two cars, giving access to the garage and a door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and laminate flooring.

Downstairs Cloakroom

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

Lounge/diner

15' 1" max x 15' 8" max (4.60m max x 4.78m max)

Spacious, light and airy lounge consisting of an electric fire place, a radiator, laminate flooring, a built-in storage cupboard, a double glazed window to the side elevation and sliding patio doors leading to the garden.

Kitchen

11' 8" max x 8' 3" max (3.56m max x 2.51m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated, double electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine, space for a dishwasher and space for a fridge/freezer. Housing the gas central heating boiler and having a radiator, a double glazed window to front elevation and a door to side.

First Floor

Landing

The stairs lead from the hallway, with doors to all bedrooms and the family bathroom.

Bedroom One

8' 6" min x 15' max (2.59m min x 4.57m max)

Double bedroom benefitting from a built-in storage cupboard, two radiators, laminate flooring and two double glazed windows to front elevation.

En-Suite

Three piece suite, fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and an extractor fan.

Bedroom Two

11' 5" max x 8' 5" max (3.48m max x 2.57m max)

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

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

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

Bathroom

Three piece suite, fitted with a wash hand basin, a bath with mixer taps and shower over and a low level W/C. Having fully tiled marble effect walls, a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Good size private garden, being mainly laid to lawn and fence enclosed. With a decking area and a door to the garage.

Parking

Driveway providing off road parking for two cars.

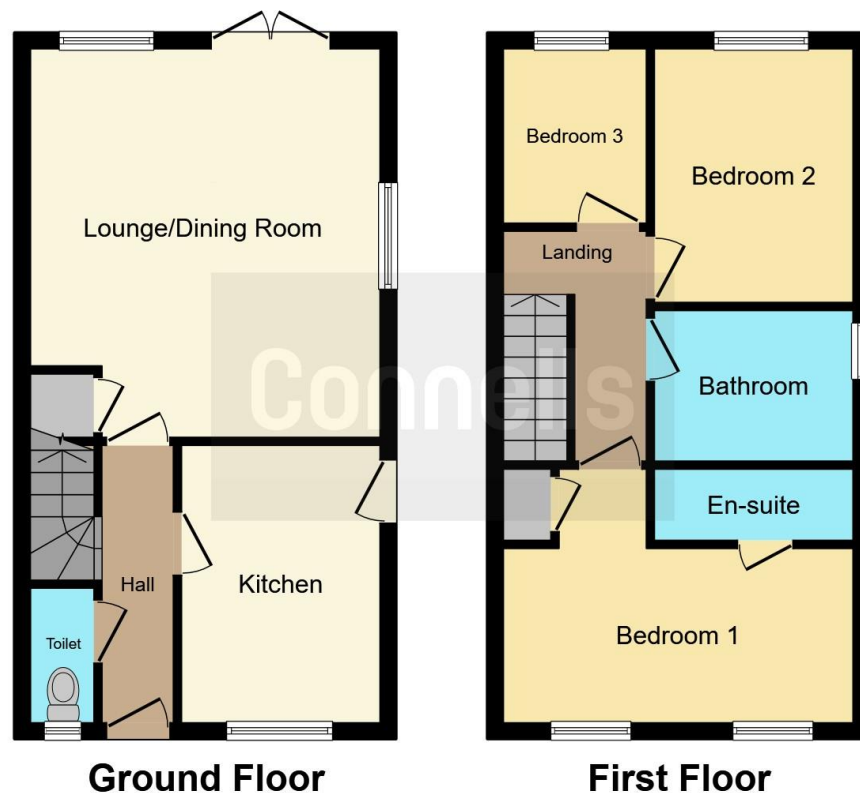
Garage

Single garage. Connells advise an internal inspection of the garage is yet to be carried out.









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

Tenure: Freehold

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