



Connells

Roxburgh Croft  
Leamington Spa



# Roxburgh Croft Leamington Spa CV32 7HT

for sale offers in excess of  
**£425,000**



## Property Description

\*Spacious three bedroom bungalow in a sought after location\*

This charming three bedroom, semi-detached bungalow is nestled in a highly sought-after area of North Leamington Spa, offering a perfect blend of tranquility and convenience.

With its generous garden, ample parking, garage and gated double carport, this property is ideal for families or those seeking a spacious and practical home.

This beautiful home is not to be missed out on and is available for sale with no onward chain.

## Approach

Via driveway with pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway having a built-in storage cupboard, laminate flooring and access to the loft via a hatch. With doors to all bedrooms, the family bathroom and the breakfast kitchen.

## Bedroom One

11' 9" max x 12' 4" ( 3.58m max x 3.76m )

Double glazed bay-fronted bedroom with ceiling spotlights and a radiator.

## Bedroom Two

9' 9" x 10' 9" ( 2.97m x 3.28m )

Double bedroom having fitted wardrobes, a radiator, ceiling spotlights and a double

glazed window to rear elevation.

## Bedroom Three

9' 8" x 9' 6" ( 2.95m x 2.90m )

Incorporating a fitted wardrobe, a radiator, ceiling spotlights and a double glazed window to side elevation.

## Bathroom

Modern white, three piece suite, fitted with a wash hand basin with vanity unit, mirror with light and de-mist facility, bath with drencher shower over and a W/C with concealed cistern. Having a built-in airing cupboard, a heated towel rail and a double glazed window to front elevation.

## Breakfast Kitchen

11' 9" x 10' 2" ( 3.58m x 3.10m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated, eye-level, double electric oven and a gas hob with cooker hood over, whilst providing space for a slimline dish washer, an under counter fridge and an under counter freezer. With a breakfast bar, a double glazed window to rear elevation and open access to the utility area.

## Utility Area

4' 9" x 6' 9" ( 1.45m x 2.06m )

Fitted with wall units, whilst providing space for a washing machine and a tumble dryer. Having a double glazed window and external door to side elevation and glazed door to lounge/dining room.

## Lounge/Dining Room

19' 3" x 15' ( 5.87m x 4.57m )

Generously sized, light and airy lounge/dining room consisting of three radiators, double glazed windows to side elevation and at the rear, double glazed French doors with full height side windows leading to the garden.

## Outside

### Rear Garden

Great size garden being fence enclosed and beautifully maintained by the current owners. The garden benefits from a generously sized patio area, perfect for entertaining during the Summer months. With steps leading up to the lawn area and a Greenhouse. With pedestrian door leading to the garage.

### Parking

Driveway providing off road parking for several cars and locked gate leading to double car port.

### Garage

23' 2" x 9' 8" ( 7.06m x 2.95m )

Having an up and over door and side pedestrian door.

### Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.















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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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