



**Connells**

Lawford Road  
Leamington Spa



# Lawford Road Leamington Spa CV31 2PJ

for sale offers over  
**£290,000**



## Property Description

Beautifully presented three bedroom semi detached home!

Renovated just a few years ago, this impressive three bedroom semi detached home is offered in excellent condition throughout, providing immaculate and modern accommodation ideal for contemporary living.

The ground floor features a stylish open plan lounge and dining area, creating a bright and versatile living space. A contemporary breakfast kitchen offers generous storage and worktop space, complemented by an additional utility room for added convenience.

Upstairs the property offers three well proportioned bedrooms and a sleek, modern shower room.

Externally the home benefits from driveway parking for two cars to the front. At the rear is an attractive landscaped garden complete with a fully insulated studio/outbuilding, perfect for use as a home office, gym or creative retreat.

This superb home is ready to move into and ideal for buyers seeking a stylish, modern home in a popular location.

## Approach

The property is set back from the road behind the driveway providing parking for two cars with a pathway to the front entrance.

## Lounge/Diner

19' 8" x 11' 5" max ( 5.99m x 3.48m max )

Generously sized, light and airy dual aspect lounge/diner comprising a vertical radiator, a double glazed window to front elevation, sliding patio doors leading to the garden and an archway to the kitchen.

## Kitchen

11' 2" x 9' 5" ( 3.40m x 2.87m )

Modern kitchen fitted with wall and base units with complementary marble effect work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine. Comprising a vertical radiator, a double glazed window to rear elevation and a door to the utility room.

## Utility Room

7' x 9' 8" max ( 2.13m x 2.95m max )

Fitted with work surfaces and under stairs storage, whilst providing space for a fridge/freezer. With a double glazed window and door to side elevation.

## First Floor

### Landing

The stairs lead from the hallway, there is access to the loft and a built-in cupboard housing the gas central heating boiler. With doors to all bedrooms and the shower room.

### Bedroom One

11' 7" max into wardrobes x 10' 3" ( 3.53m max into wardrobes x 3.12m )

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

### Bedroom Two

9' 1" x 13' 8" max ( 2.77m x 4.17m max )

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

### Bedroom Three

6' 5" x 10' 9" ( 1.96m x 3.28m )

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

### Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, walk-in shower and a low level W/C. Having partly panelled walls, ceiling spotlights, a fitted towel rail, an extractor fan and a double glazed window to rear elevation.

### Outside

### Rear Garden

Landscaped rear garden being mainly laid to lawn and fence enclosed, with patio area to the rear and side offering potential for future

extension (STPP).

### Studio/Outbuilding

Fully insulated studio benefitting from power, light a door to the front and a double glazed window to the side elevation.

### Parking

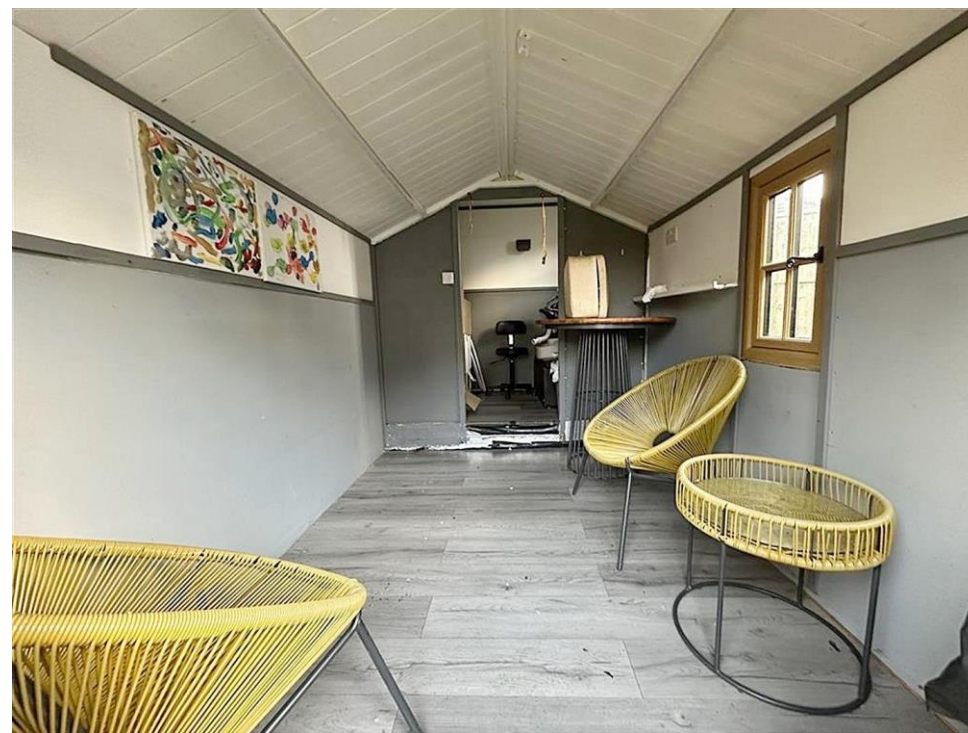
Driveway providing off road parking for two cars.

### Agent's Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.



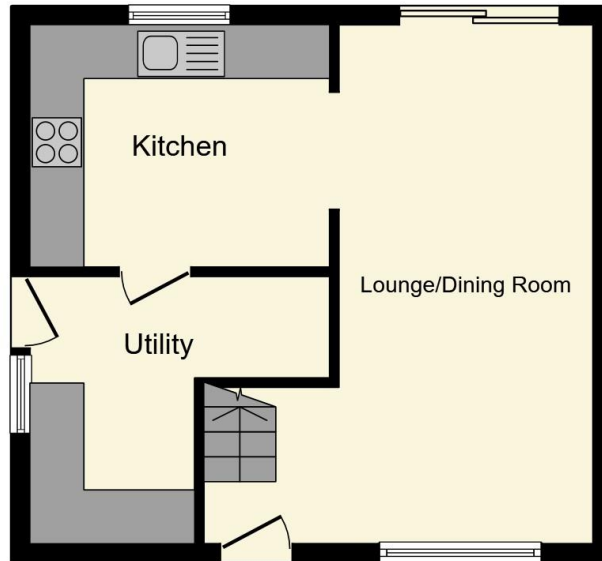




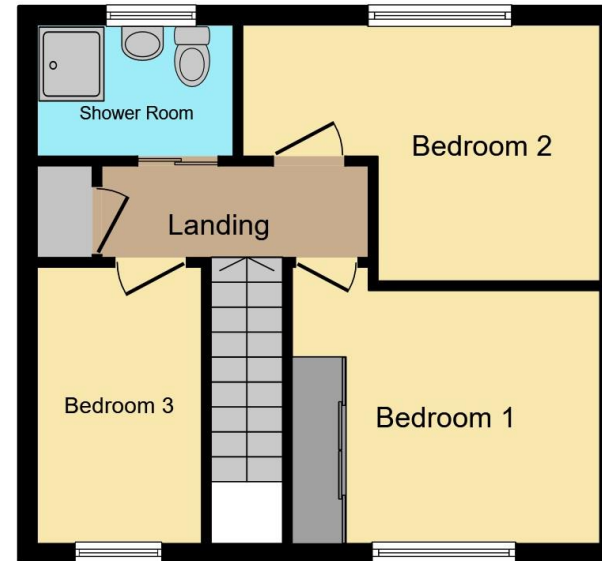








**Ground Floor**



**First Floor**

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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