



Connells

Lansdowne Road  
Leamington Spa



## Property Description

Truly a one off! UNIQUE and STUNNING, three bedroom, DETACHED Coach House, having been beautifully converted and refurbished to the highest of standards.

Situated in Leamington Spa Town Centre, this property offers generous living and dining space and benefits from off road parking and a charming courtyard garden.

Finished to a very high specification and immaculately presented.

Must be Viewed!

## Approach

Via Lansdowne Road, leading to front entrance door.

## Entrance Hallway

A beautiful and welcoming entrance hallway, with a door to front, comprising a radiator, Karndean flooring, stairs rising to the first floor landing, open access leading to the lounge and a door to the downstairs WC.

## Downstairs WC

Fitted with a wash hand basin, low level WC, heated towel rail, vinyl flooring and double glazed window to side elevation.

## Lounge

19' 2" x 14' 6" ( 5.84m x 4.42m )

Access via the hallway, this generously sized lounge benefits from ample natural light, with exposed brick work, understairs storage cupboard, television point, radiator, Karndean flooring, double glazed window to side elevation, double glazed patio doors to courtyard garden and door to kitchen.

## Kitchen/Diner

18' 5" x 9' 5" ( 5.61m x 2.87m )

Fitted kitchen with wall and base units with marble effect work surfaces over, incorporating a stainless steel sink and drainer unit. Comprising an integrated electric oven, electric hob, integrated microwave, integrated fridge and freezer and an integrated dishwasher. Benefitting from a breakfast bar, Karndean flooring, radiator, a double glazed window to front elevation and French doors to front elevation.

## First Floor Landing

The stairs lead from the hallway, with an airing cupboard, radiator, double glazed skylight to front elevation and doors off to all bedrooms and the family bathroom.

## Bedroom One

13' 11" x 11' 3" ( 4.24m x 3.43m )

The master bedroom comprises a radiator, Karndean flooring, two double glazed skylights to front elevation and door to;

## En Suite Shower Room

Fitted with a three piece suite comprising a wash hand basin with vanity unit, shower cubicle and low level WC. With partly tiled walls, tiled flooring, an extractor fan and double glazed skylight to rear elevation.

## Bedroom Two

9' 5" x 9' 7" ( 2.87m x 2.92m )

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

## Bedroom Three

9' 6" x 9' max ( 2.90m x 2.74m max )

Good size third bedroom comprising a radiator and double glazed skylight to rear elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath and low level WC. There is an overstairs cupboard providing space and plumbing for a washing machine. The bathroom also benefits from partly tiled walls, tiled flooring, a heated towel rail and double glazed skylight to front elevation.

## Outside

### Courtyard Garden

A charming courtyard garden which is laid to astro turf. Wall and gate enclosed.

### Parking

There is off road parking belonging to the property situated at the front.









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**EPC Rating: E**

Tenure: Freehold

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