



86 Leam Terrace

Leamington Spa **CV31 1DE**

Guide Price £1,050,000

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This stunning Victorian semi detached home exudes elegance and charm. Set over three levels with a handy basement, this property boasts the perfect blend of classic architecture and modern amenities, making it a dream home for those seeking a touch of history with contemporary comforts. Located on this wide, green, leafy road in this highly desirable pocket on the fringe of the town centre and well within walking distance to all the amenities and the local parks. As you step inside, you are greeted by fabulous tall ceilings, charming features and all finished to an incredibly high standard. The spacious entrance hallway gives way to a living room of which opens up into the family / dining room and a stunning dining kitchen with vaulted ceilings and access to the landscaped town garden. There are four spacious double bedrooms and three bathrooms on the upper levels. Externally the property offers off road parking to the front and a low maintenance walled town garden to the rear.

LOCATION

Leam Terrace lies within easy walking distance of all town centre amenities including Jephson Gardens, bars and restaurants and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa railway station is also easily accessible providing regular commuter rail links to London and Birmingham amongst other destinations, there also being good local road links available to neighbouring towns and centres along with the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

Entrance Hallway

8.22m x 1.94m (26'11" x 6'4")

This grand hallway offers fabulous heights and sets to tone for the whole property with character features, pristine decoration and stylish decor. The flooring is laid with timber in a herringbone design of which continues throughout the entire ground floor. Stairs sweep up to the upper levels and doors lead into :-

Living Room

5.75m (into bay) x 4.33m (18'10" (into bay) x 14'2")

A stunning, bright and spacious reception room with immense tall ceilings, cornicing, deep skirting boards and large bay window to the front aspect. The herringbone flooring continues through and a focal fireplace with surround. A large opening leads you into the second reception room.

Family / Dining Room

4.93m (into bay) x 4.26m (16'2" (into bay) x 13'11")

A further great sized reception room with continued flooring and features and a separate fireplace with inset wood burning stove and the unique side bay with timber shutters.

Cloakroom

1.63m x 0.99m (5'4" x 3'2")

Leading off the entrance this handy ground floor cloakroom offers a modern suite with wc and wash hand basin, tiled flooring and splash back areas.

Dining Kitchen

7.16m x 3.71m (23'5" x 12'2")

This beautifully appointed dining kitchen offers vaulted ceilings with sky lights and bi-fold doors flooding light within. There is an array of timber cabinets; both eye level and base with marble work tops and matching splash backs. Integrated appliances include a double oven, microwave, fridge and freezer, washing machine and dishwasher. The same herringbone flooring has been laid giving a great flow from the front door.

ON THE LOWER GROUND FLOOR

Basement

5.75m (into bay) x 4.33m (18'10" (into bay) x 14'2")

A handy basement used for storage but also ripe for conversion.

ON THE FIRST FLOOR

Landing

5.52m x 1.94m (18'1" x 6'4")

Spacious with stairs to the upper level and doors leading into:-

Bedroom One

4.99m x 3.58m (16'4" x 11'8")

This large double bedroom is located to the front of the property and has a stunning large sash window with timber shutters, tall ceilings, and great proportions. It offers access into the ensuite shower room.

Ensuite

3.38m x 1.91m (11'1" x 6'3")

This large and modern ensuite shower room has tiled flooring and walls. Dominated by the large walk in shower and also offering a wash hand basin and low level flush wc.

Bedroom Two

4.93m x 4.25m (16'2" x 13'11")

A further well proportioned double bedroom with focal cast iron fireplace, unique bay window to the side aspect. Finished in neutral decor and retaining tall ceilings and character features.

Features

Victorian Semi Detached Property

Immaculately Presented Throughout

Set over Four Levels

Three Reception Rooms

Four Double Bedrooms

Three Bathrooms

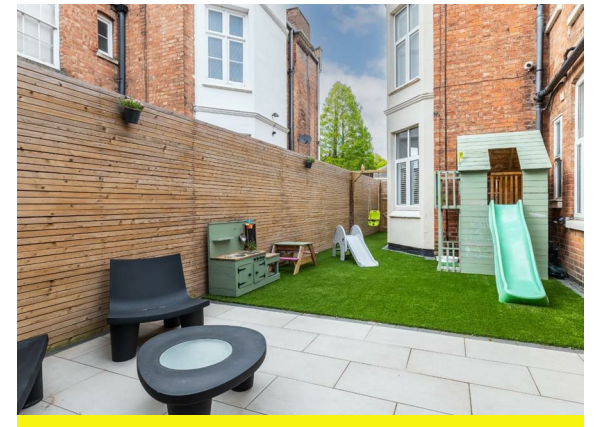
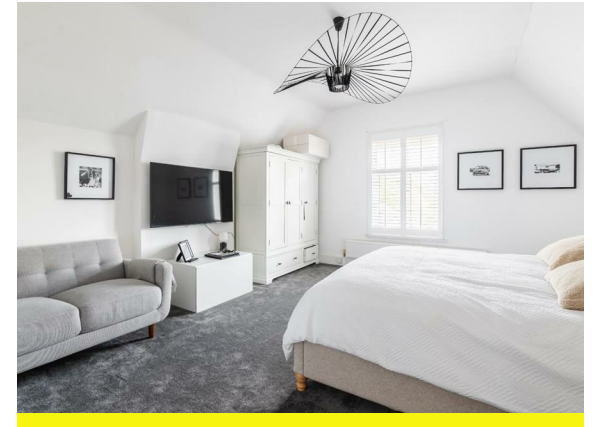
Town Centre Living

Highly Regarded Position

Off Road Parking

Stunning Landscaped Walled Garden





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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