



29 Slade Meadow

Leamington Spa **CV31 1TL**

Guide Price £330,000

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Radford Semele

This beautifully presented semi-detached home located in the picturesque village of Radford Semele in this sought-after area of Leamington Spa. Located in Slade Meadow, you'll enjoy the tranquillity of village life while still being close to the amenities of Leamington Spa. This property offers fabulous decoration throughout, spacious rooms and the perfect blend of rural charm and modern convenience. Upon entry, the entrance hallway leads into a well proportioned living room and in turn an immaculate open plan dining kitchen with larder and doors out to the garden. The first floor has three good sized bedrooms and a stunning modern bathroom. Externally the property benefits with a garage and driveway to the front and a well manicured family garden with paved patio, lawns and mature stocked borders with plants, trees and shrubs.

LOCATION

Radford Semele is located only two miles south-east of central Leamington Spa giving easy reach of the full range of facilities in central Leamington Spa, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including village shop, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network.

ON THE GROUND FLOOR

Entrance Hallway

1.82m x 1.53m (5'11" x 5'0")
A welcoming entrance with ornate tiled flooring, lovely decor, stairs rising to the first floor and door leading into the reception room.

Living Room

4.53m x 3.82m (14'10" x 12'6")
This well proportioned reception room benefits with fashionable decor and lots of natural light through the large double glazed window to the front. A door leads you through to the modern dining kitchen.

Open Plan Dining Kitchen

7.25m x 2.63m (23'9" x 8'7")
This stunning, modern kitchen has been fitted with timber grey eye level and base units and is complemented with solid timber work tops with matching kickbacks. The focal point is the feature electric AGA finished in mint and further integrated appliances include a dishwasher and dual zone wine cooler. There is a handy larder cupboard with shelving and a door leads into the integral garage which has plumbing for the washing machine and dishwasher. The flooring is entirely tiled and runs seamlessly into the dining area with doors leading out to the gardens.

ON THE FIRST FLOOR

Landing

2.47m x 1.70m (8'1" x 5'6")
With loft point of which is part boarded and doors leading off to all rooms.

Bedroom One

3.80m x 3.04m (12'5" x 9'11")
A good sized double bedroom located to the rear of the property once again having lovely decoration.

Bedroom Two

3.43m x 2.79m (11'3" x 9'1")
A further good sized double bedroom, this time located to the front of the property.

Bedroom Three

2.54m x 1.93m (8'3" x 6'3")
This single bedroom is currently set up as the perfect home office.

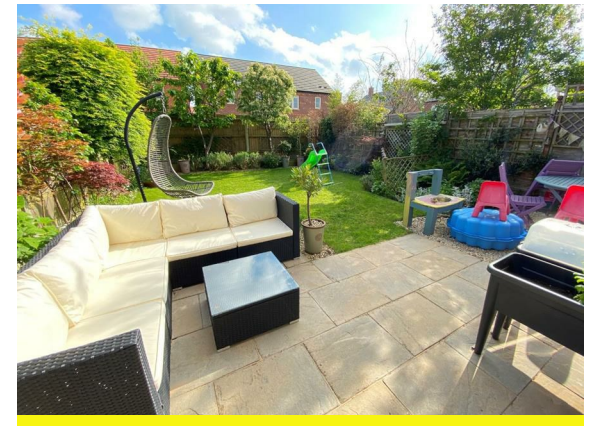
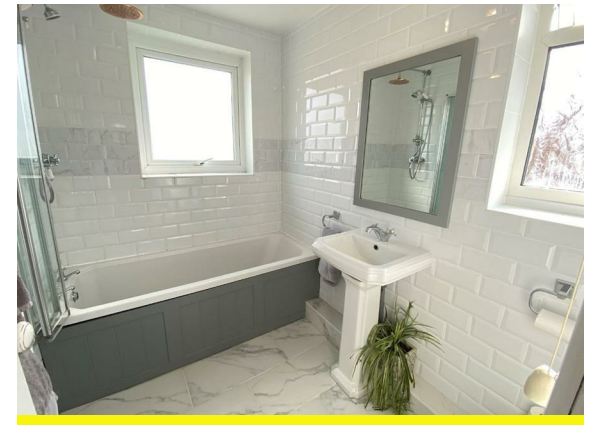
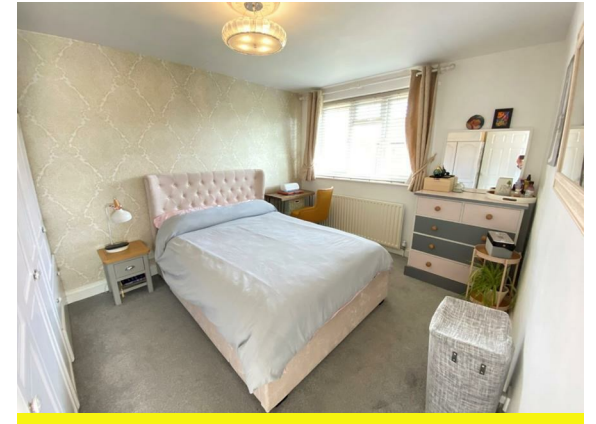
Bathroom

2.71m x 1.69m (8'10" x 5'6")
This stunning bathroom has

Features

Semi Detached Property
Immaculately Presented Throughout
Stunning Decoration
Large Reception Room
Fabulous Modern Dining Kitchen
Three Good Sized Bedrooms
Stunning Bathroom
Driveway & Garage
Family Entertaining Garden

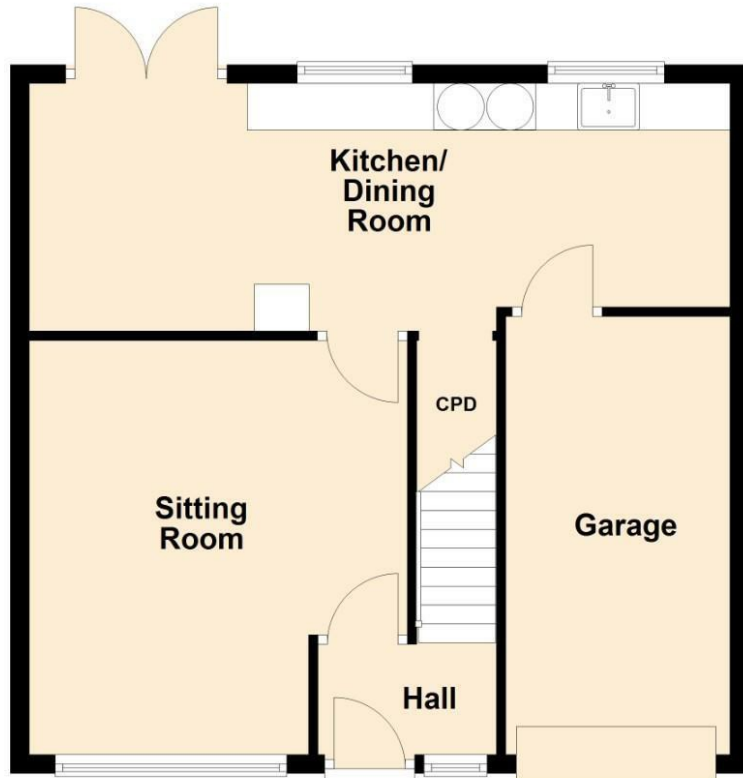




Floorplan

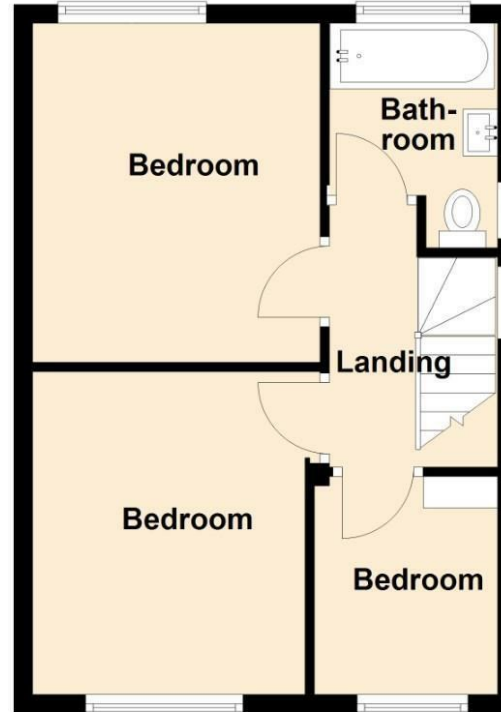
Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.4 sq. feet)

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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(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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