



**2 St. Michaels Close**

Leamington Spa **CV33 9PA**

Guide Price £425,000

# 2 St. Michaels Close

## Ufton

Being attractively positioned within a cul-de-sac in the popular small village of Ufton, this three bedroomed semi-detached family house has been enlarged on the ground floor with planning permission granted for further enhancement and reconfiguration of the ground floor accommodation. The gas centrally heated and double glazed accommodation includes a comfortable lounge with wood burner, off which access is gained to a spacious conservatory with underfloor heating and air conditioning. The ground floor accommodation also includes a spacious through kitchen/dining room, utility room and office, whilst on the first floor there are three bedrooms and a bathroom. Externally, the property is further enhanced by extensive parking to the front which allows space for around six vehicles, along with an attractive rear garden which enjoys an open aspect beyond with views extending to Ufton Nature Reserve. Overall this is an excellent opportunity to purchase a comfortable family home within a well-regarded yet highly convenient village location.

### LOCATION

The village of Ufton lies approximately four miles south-east of central Leamington Spa and around two miles from the nearby market town of Southam. The village has an ancient parish church at its heart with local amenities to be found in Southam, nearby Harbury and Leamington Spa. The village falls within the catchment area of Harbury Primary School and the highly-regarded Southam College. There are excellent local road and communication links available to the Midland motorway network, notably the M40, whilst regular rail services operate from Leamington Spa to London and Birmingham amongst other destinations.

### ON THE GROUND FLOOR

UPVC period style entrance door opening into:-

### ENTRANCE PORCH

With UPVC double glazed window, engineered oak flooring and through access to:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor having French oak and glazed balustrade installed by Neville Johnson, useful shelved understairs storage space, central heating radiator, engineered oak flooring and replacement doors radiating to the following ground floor accommodation.

### LOUNGE

4.85m x 3.35m (15'11" x 11'0")

The focal point of which is a recessed fireplace with wood surround, exposed inner brickwork, slate hearth and cast iron wood burning stove, engineered oak flooring, central heating radiator and UPVC double glazed sliding patio doors opening into:-

### CONSERVATORY

4.52m x 2.74m (14'10" x 9'0")

Which provides an attractive outlook over the rear garden and featuring tiled flooring with underfloor heating, fitted air conditioning unit, UPVC double glazed windows and roof and matching French style doors opening into the rear garden.

### THROUGH KITCHEN/DINING ROOM

6.30m x 3.05m (20'8" x 10'0")

The kitchen area being fitted with an attractive range of panelled units comprising coordinating base cupboards and drawers, including pan drawers, and surmounted by wood worktops with inset white enamelled 1½ bowl sink unit with mixer tap, the worktops extend to one end to provide a peninsular style breakfast bar, coordinating wall cabinets in a contrasting colour, integrated refrigerator, stainless steel range style gas cooker with twin ovens by Cooke and Lewis and with matching stainless steel filter hood and splash plate over, space and plumbing for dishwasher, roof light and downlighters, ceramic tiled floor with underfloor heating and UPVC double glazed door giving external access to the rear garden. The dining area features engineered oak flooring, recessed fireplace and central heating radiator.

### UTILITY

3.76m x 1.73m (12'4" x 5'8")

Equipped with a range of wood grain panelled style units comprising comprehensive base cupboards and drawers together with coordinating wall cabinets, roll edged granite effect worktops with single drainer 1½ bowl sink unit and mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, two UPVC double glazed windows, ceiling downlighters and doors to:-

### LOBBY

With two UPVC double glazed windows, UPVC double glazed door giving external access to the side of the property and further internal door to:-

### STUDY

3.07m x 1.73m (10'1" x 5'8")

With dual aspect UPVC double glazed windows and central heating radiator. This room provides a useful home working space.

### ON THE FIRST FLOOR

### LANDING

With UPVC double glazed window, central heating radiator and doors to:-

### BEDROOM ONE (REAR)

3.48m x 3.35m (11'5" x 11'0")

With access trap to the roof space, engineered oak flooring, central heating radiator and UPVC double glazed window providing a rear outlook towards Ufton Nature Reserve.

### BEDROOM TWO (REAR)

4.09m x 2.92m (13'5" x 9'7")

With engineered oak flooring, UPVC double glazed window, central heating radiator and built-in cupboard housing the gas fired combination boiler.

### BEDROOM THREE (FRONT)

3.12m max x 2.24m max (10'3" max x 7'4" max)

- including stair bulk head.

Having engineered oak flooring, UPVC double glazed window and central heating radiator.

### BATHROOM

Having a white suite comprising low level WC, surface mounted circular wash hand basin with mixer tap and integrated storage/drawer below,

## Features

Semi-Detached Family House

Popular village Location

Lounge With Wood Burner

Conservatory

Kitchen/Dining Room

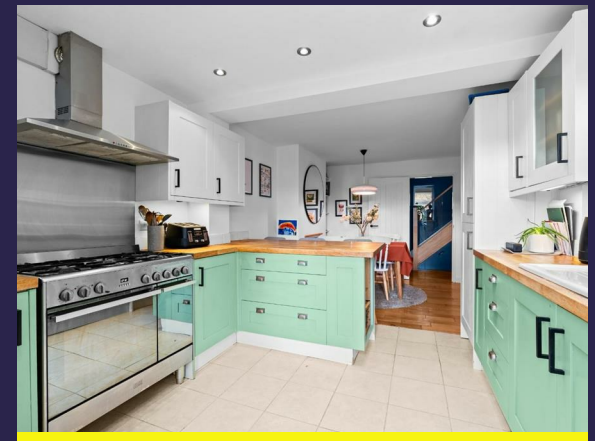
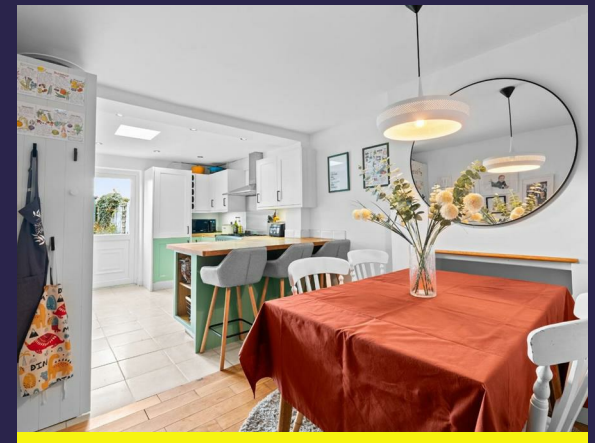
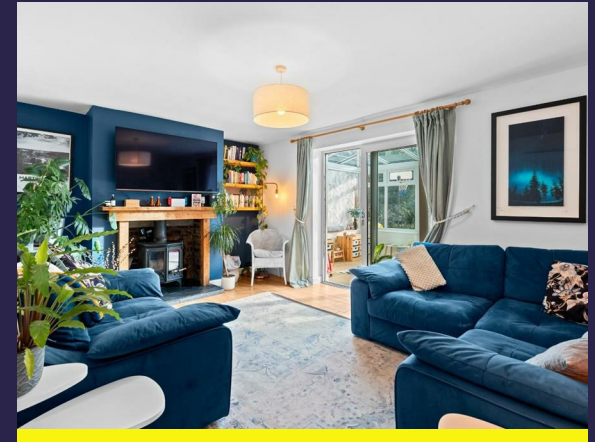
Utility Room and Study

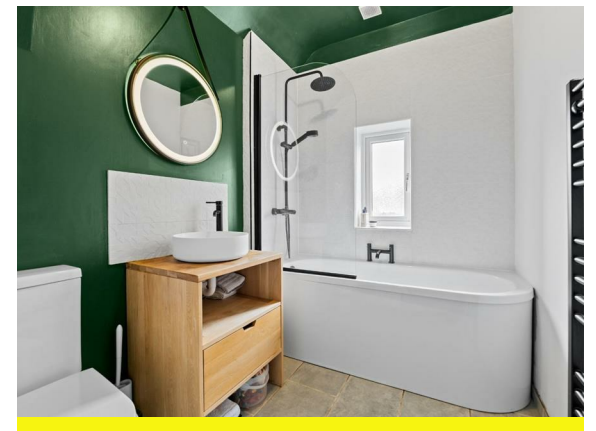
Three Bedrooms

Family Bathroom

Extensive Off-Road Parking

Rear Garden With Open Outlook Beyond





# Floorplan

Internal Living Area 1,138sq ft / 105.75m2

## GROUND FLOOR



## FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Freehold

Fixtures & Fittings

## 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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band C - Stratford District Council



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 79      | 84        |
| EU Directive 2002/91/EC                     |         |           |

## Contact us

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## Visit us

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