

FOR SALE



De Leeth Road, Leamington Spa

2 Bedroom, 2 Bathroom, Semi-Detached House

£315,000



- Two double bedrooms
- Spacious living room
- Kitchen / dining room
- Downstairs cloakroom
- En-suite primary bedroom
- Private rear garden
- Cul-de-sac location

A spacious modern two bedroom semi-detached house located in this popular area on the outskirts of Leamington Spa. The property includes a spacious living room, generous kitchen diner, downstairs cloakroom, primary bedroom with built in wardrobes and en suite, further double bedroom and family bathroom.

The property benefits from a private rear garden and off road parking at the front.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROACH Via a paved pathway which leads to the front door.

ENTRANCE HALL 6' 6" x 5' 6" (1.98m x 1.68m) Double glazed front door leading into the hall.

LIVING ROOM 13' 6" x 12' 0" (4.11m x 3.66m) With double glazed window to the front and central heating radiator and door into the kitchen.

CLOAKROOM 5' 11" x 3' 11" (1.8m x 1.19m) Low level W.C, wash hand basin and extractor fan.

KITCHEN / DINER 15' 3" x 13' 7" (4.65m x 4.14m) A range of wall and base mounted units with complementary granite work surface over incorporating a stainless steel sink with mixer tap, built in electric oven, four ring electric induction hob, extractor above, integrated appliances including a fridge freezer, dishwasher and washing machine, double glazed window to the rear, central heating radiator, and double opening French doors to the rear garden.

LANDING 9' 1" x 4' 8" (2.77m x 1.42m) Staircase rising from the hall and doors leading into the bedrooms and bathroom.



PRIMARY BEDROOM 11' 8" x 9' 9" (3.56m x 2.97m) Double glazed window to the front, central heating radiator and fitted wardrobe.

EN SUITE 5' 11" x 5' 6" (1.8m x 1.68m) Shower cubicle with wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan, central heating radiator and double glazed window to the front.

BEDROOM TWO 15' 7" x 8' 4" (4.75m x 2.54m) Double glazed window to the rear and central heating radiator.

BATHROOM 6' 11" x 5' 10" (2.11m x 1.78m) Panelled bath with mixer tap and shower screen, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan and central heating

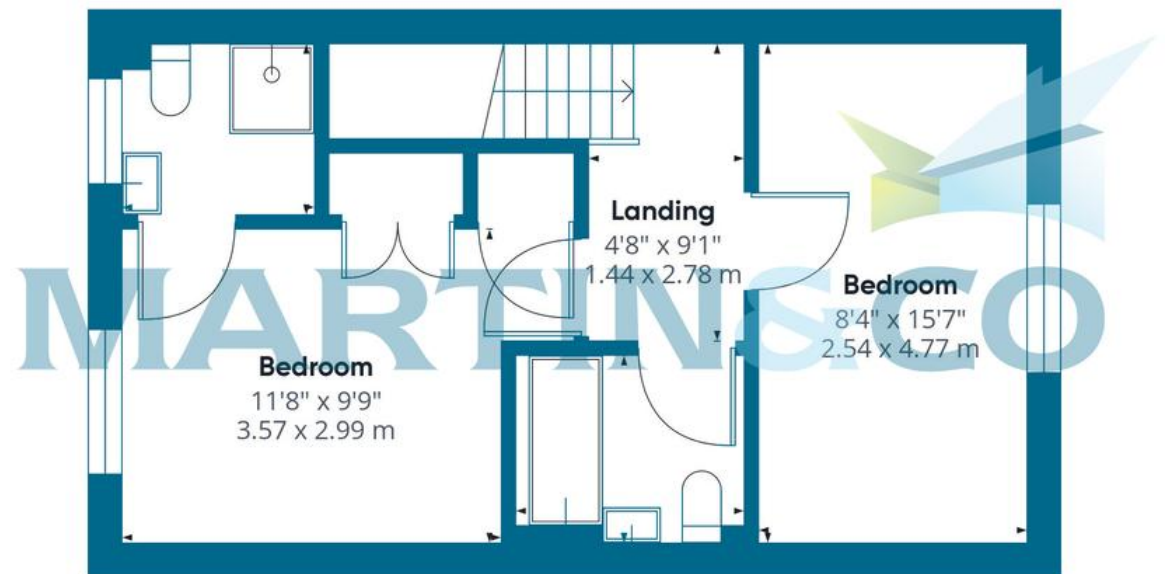
OUTSIDE

FRONT Driveway and paved pathway.

REAR Fence enclosed rear garden, lawn with paved patio, summer house / home office with power and lighting and gated side access.

Council tax band - C





Approximate total area

804.17 ft²

74.71 m²

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