

**ehB**  
RESIDENTIAL

Your Property - Our Business



76, Leicester Lane, Leamington Spa

O.I.R.O £775,000



A spacious and substantially extended five bedroomed detached family property, set on a good sized plot requiring full updating and improvement and offering excellent potential, subject to the necessary permissions and regulations.

#### Briefly comprising;

Enclosed entrance porch, hallway, living room, dining room, family room overlooking garden, modern breakfast-kitchen, ground floor WC. First floor landing, shower room, separate cloakroom, five bedrooms (master with en suite bathroom), large block paved driveway, lawned front garden, garage, large lawned and mature well landscaped rear garden. Gas radiator heating. NO CHAIN

#### Leicester Lane

Occupies a well regarded and popular location just North East of the town on the periphery of the town where properties have large plots, as does this particular property.

Whilst the property requires extensive updating and improvement it does offer a rare and desirable opportunity for someone to create their 'dream' family home and offers scope for personalization, subject to any necessary permissions and consents.

#### The Property

Is approached via a brick block paved driveway giving access to...

#### Entrance Porch

With double doors to front, quarry tiled floor and personal door internally leads to...

#### Entrance Hallway

With metal frame window to front elevation with secondary glazed unit, radiator, coved cornicing, door to useful cloaks cupboard and small door to understairs storage.

#### Living Room

11'10" max x 20" (3.61m max x 6.10m)

With window to front elevation with secondary glazed unit behind, coved cornicing, wall lights to either side of feature fireplace (gas fire believed to be not working/safe). Two upvc secure double glazed windows to side elevation, double



multi paned doors to dining room and door to breakfast kitchen.

#### Dining Room

9'4" x 10'10" (2.84m x 3.30m)

With coved cornicing, upvc double glazed window to side elevation, radiator, wall light points, paneling and door through to...

#### Family Room

13'4" x 16'10" (4.06m x 5.13m)

With large timber framed window to rear elevation, door to garden, upvc double glazed window to side elevation, coved cornicing, wall light points, radiator.

#### Breakfast Kitchen

18' x 9'9" (5.49m x 2.97m)

With a modern range of wall and base units with double drainer, sink unit with mixer tap, inset four point Bosch stainless hob with filter hood over and double Bosch oven to side, recess for tall fridge freezer, two upvc double glazed windows to rear elevation, door to shelved pantry cupboard, sliding door to useful store cupboard, double radiator, coved cornicing, wall mounted Worcester 24SBI combination boiler controlling the heating in the original part of the property.

#### Rear Lobby

With external door to side, tiled floor, door leading to..

#### Ground Floor WC

Fitted with white low level WC, wash hand basin, splashback tiling, radiator, tiled floor, double glazed and secure window to side elevation.

#### First Floor Landing

With upvc secure double glazed window to side elevation, coved cornicing, hatch and ladder to good sized roof space, double doors to storage cupboard with hanging rail, shelf and high level cupboard over, further metal frame window with secondary glazed unit behind to side.





#### Master Bedroom Suite

13'5" x 13'11" exp to 20'1" into doorway (4.09m x 4.24m exp to 6.12m into doorway)

With metal and timber framed picture window to rear elevation overlooking the garden, coved cornice, wall light points to either side of bed position, two radiators, doors to built-in wardrobe with hanging rail, shelving and high level storage over. AIRING CUPBOARD with Worcester combination boiler and slatted shelving supplying central heating in the extension part of the property.

#### En-Suite Bathroom

Fitted with a White suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity unit, bath, full splashback tiling, radiator, metal framed window to side elevation.

#### Bedroom Two (Front)

15'6" inc fitted w'robe x 9'11" (4.72m inc fitted w'robe x 3.02m)  
With metal and timber framed window to front elevation with secondary glazed unit behind, radiator, coved cornice, fitted wardrobes to chimney recess providing hanging with shelving and high level storage over.

#### Bedroom Three (Front)

12' x 9'11" (3.66m x 3.02m)  
With metal and timber framed window to front elevation with secondary glazed unit behind, radiator and coved cornice.

#### Bedroom Four (Side)

9'8" max x 9'9" (2.95m max x 2.97m)  
With upvc double glazed window to side elevation, double radiator, coved cornice.

#### Bedroom Five (Side)

10'1" x 6'3" (3.07m x 1.91m)  
With timber and metal framed window to side elevation, coved cornice, radiator.

#### Shower Room

With large corner shower cubicle with wall mounted shower and control unit, wash hand basin set into vanity/storage cupboards, full splashback tiling, radiator, towel rail, upvc secure double glazed window to rear elevation.

#### Separate WC

Fitted with a white low level WC, full splashback tiling to walls and floor and upvc secure double glazed window to rear elevation, coved cornice.





#### Attic/Storage Space

Being boarded with tongue and groove paneling and window to side elevation.

#### Outside

To the front of the property is a large brick block paved driveway and mature frontage with herbaceous planting, lawn and dwarf wall. Gated side access to the rear.

There is a large rear garden with patio areas and mainly laid to lawn with deep sweeping, well stocked herbaceous planted borders with mature trees and bushes, surrounded in the main by timber fencing.

#### Garage

9'1" x 17'6" (2.77m x 5.33m)

Situated to the side of the property, with a covered walkway area joining to the house. Double doors to front, personal door to side and window to rear.

Two attached brick outbuildings/store cupboards ideal for gardening tools.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band G.

#### Location

76 Leicester Lane  
Leamington Spa  
CV32 7HH

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

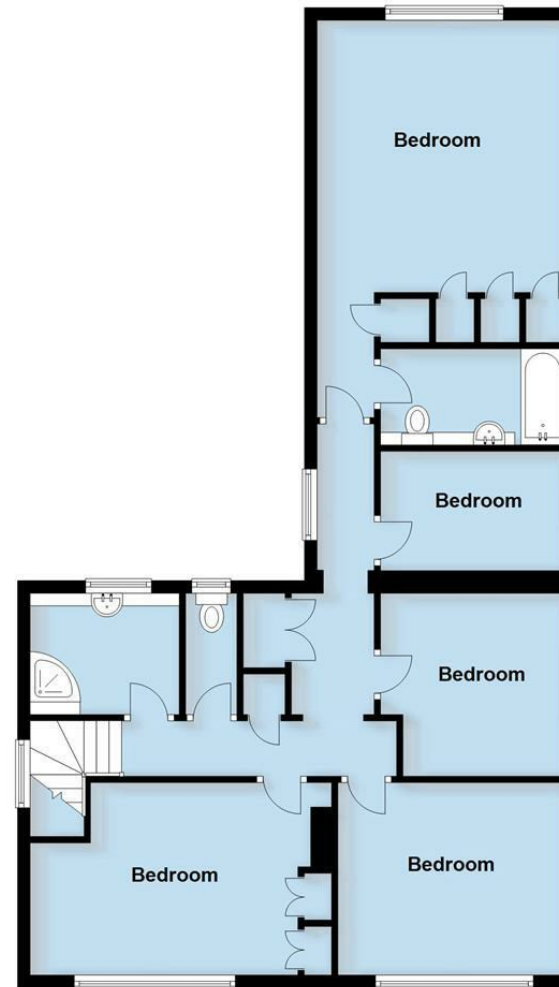
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		51	68
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Ground Floor**  
Approx. 88.8 sq. metres (956.3 sq. feet)



**First Floor**  
Approx. 88.1 sq. metres (948.0 sq. feet)



**Total area: approx. 176.9 sq. metres (1904.3 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact