

ehB
RESIDENTIAL

Your Property - Our Business



128, Leicester Lane, Leamington Spa



A spacious detached, stylishly presented and thoughtfully extended five bedroom family home, situated in this prime North Leamington location.

Leicester Lane

Is situated in a popular part of North Leamington with good access to local primary and secondary schools. The property benefits from an attractively landscaped, good sized rear garden and has been stylishly and carefully extended to provide an attractive, contemporary, family home suitable for modern living.

The main feature of the property is undoubtedly the large "T" shaped kitchen/dining/family room with twin sets of bi-fold doors leading out to the terrace and the remainder of the garden beyond. Attractive sitting room to the front, offering cosier quieter space. The thought is evident throughout with the additional areas to support these two main side

lobby/utility space, tiled floor shower room, laundry room. On the first floor are five well proportioned bedrooms, the master of which has an en-suite bathroom as well as modern fitted family bathroom.

Briefly Comprising:

Canopy porch as feature entrance way, entrance hallway, sitting room, superb open plan T-shaped kitchen/dining/family/sitting room with two sets of bi-fold doors to the garden. Integrated appliances to the kitchen area, utility/lobby, inner hallway. Ground floor shower room, laundry room, half garage/store. First floor landing, master bedroom with fitted wardrobes and attractive contemporary en-suite shower room, three further double bedrooms and large single. White contemporary family bathroom. Large tarmac driveway and landscaped front garden. Superb rear garden with broad terrace across the rear of the property with the remainder of the garden principally laid to lawn. Gas radiator, double glazing and Solar panels fitted to the rear of the property.

VIEWING HIGHLY RECOMMENDED.



The Property

Is approached via a shaped tarmac driveway leading up to...

Canopy Porch

With quarry tiled step, feature oak framed double glazed contemporary entrance door with timber panelled surround giving access to...

Entrance Hallway

With staircase rising to first floor landing. Wall mounted column radiator, useful understairs store cupboard, herringbone wood look LVT flooring extending through into the dining/kitchen/family room.

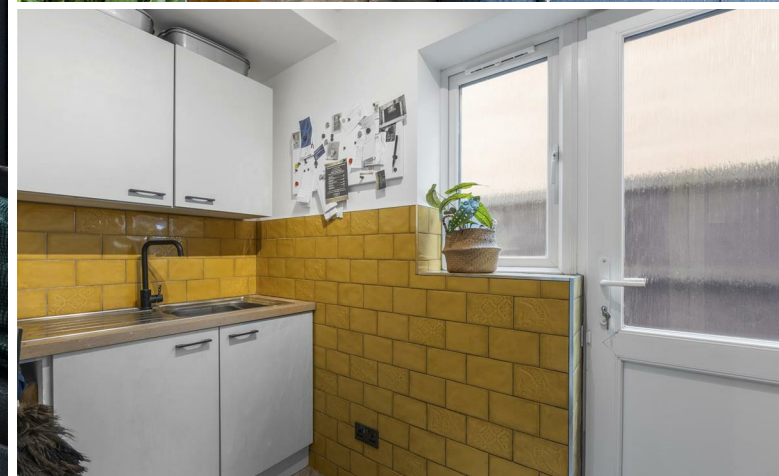
Sitting Room

16'5" x 12'3" (5.00m x 3.73m)

With upvc double glazed window to front elevation, fireplace surround with open fire, contemporary column style wall mounted radiator.

T Shaped Open Plan Dining/Kitchen/Family Room

32'3" max x 23'3" max (9.83m max x 7.09m max)



Kitchen Area

11'10" x 19'1" (3.61m x 5.82m)

Attractively fitted with a range of matt fronted wall and base units with solid wood block working surface over, granite working surface to central island with underslung and one and a half bowl sink unit with mixer tap, concealed bin storage, breakfast bar. Integrated AEG five point induction hob to wood block working surface, with glazed splashback and filter hood over, double AEG ovens with coffee station recess, concealed tall refrigerator with pull out storage to either side, downlighter points to ceiling, door to useful cloaks cupboard, door to inner hallway and further sliding pocket door to utility/side lobby.

Living/Dining Areas

32' 3" x 11'11" (9.75m 0.91m x 3.63m)

Being open plan and yet forming distinctive areas. Dining area with a glazed, three pane bi-fold doors leading to the terrace to rear, fitted

units providing dresser style storage with wood bloc working surface, drinks fridge and concealed freezer with display shelving and cabinet over, ceiling hung Purline Bioethanol fireplace.

Living Area

With downlighter points to ceiling and three pane concertina bi-fold doors to garden, TV aerial point and recess for sofa.

Utility/Side Lobby

3'10" x 10'7" (1.17m x 3.23m)

Continuation of herringbone flooring, wall and base units with working surface with mixer tap and sink unit, splashback tiling to half height, further shelf and storage area, upvc obscure double glazed door and half window to side elevation.

Inner Hallway

With automatic lighting, continuation of herringbone flooring serving the ground floor shower room and laundry room.

Shower Room

Attractively fitted with a white contemporary suite to comprise; low level WC, wall hung wash hand basin with mono-mixer set into vanity storage, double shower cubicle with wall mounted shower and control, Blue splashback tiling radiator towel rail, upvc double glazed window to side elevation, downlighter points, extractor.

Laundry

7'8" x 4'5" (2.34m x 1.35m)

With working surface and wall cupboard, space and plumbing for washing machine and tumbler dryer, radiator, tiled floor, door leads to...

Garage/Store

8'1" x 8'1" (2.46m x 2.46m)

With up-and-over door, automatic light, fuse box and meters, tap point.

First Floor Landing

With hatch to part boarded loft space with loft ladder, light tube, contemporary column radiator.





Master Bedroom

14'7" inc fitted w'drobe x 11'11" plus doorway (4.45m inc fitted w'drobe x 3.63m plus doorway)
With upvc double glazed window to rear elevation overlooking the garden, contemporary radiator, fitted wardrobes with a variety of hanging, shelved and drawer areas with high level storage over.

En-Suite Shower Room

Attractively fitted with a contemporary suite to comprise; low level WC, twin sink vanity unit with storage below, large walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, light tube, downlighter points to ceiling, upvc obscure double glazed window to side, chrome radiator towel rail.

Bedroom Two (Front)

14'3" x 12'3" (4.34m x 3.73m)
With coved cornicing, upvc double glazed window and contemporary radiator.

Bedroom Three (Rear)

12'11" x 10'11" (3.94m x 3.33m)
With upvc double glazed window to rear elevation, coved cornicing, contemporary radiator.

Bedroom Four (Front)

8'2" x 11'10" (2.49m x 3.61m)
With upvc double glazed window to front elevation, coved cornicing, downlighter points to ceiling, contemporary radiator.

Bedroom Five (Front)

8'10" x 7'10" max (2.69m x 2.39m max)
With upvc double glazed window to front elevation, contemporary radiator, storage over staircase, bulkhead and further shelved store cupboard.

Family Bathroom

Attractively fitted with a contemporary white suite to comprise; low



level WC, wash hand basin set into vanity cupboard, free standing double ended bath with offset contemporary filler, corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, chrome radiator towel rail, light tube and downlighter points to ceiling, full splashback tiling, upvc obscure double glazed window to rear elevation and tiled floor.

Outside (Front)

To the front of the property the large tarmac brick block edged shaped driveway providing plenty of off road parking, with mature herbaceous borders, concrete pathway extends to the side of the property with gated rear access and EV Car charging point.

Outside (Rear)

The rear garden is a superb feature of the property being principally laid to lawn. Immediately across the rear of the property is a large, paved patio area, herbaceous borders, path leads down the main



lawned section with mature borders and hedging, leading to a circular arch feature to the remaining third of the garden. This section is slightly informal with raised beds, greenhouse, beds for growing vegetables, log store, timber garden shed and further sectional shed providing storage.

[Mobile Phone Coverage](#)

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[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 F.

[Location](#)

128 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

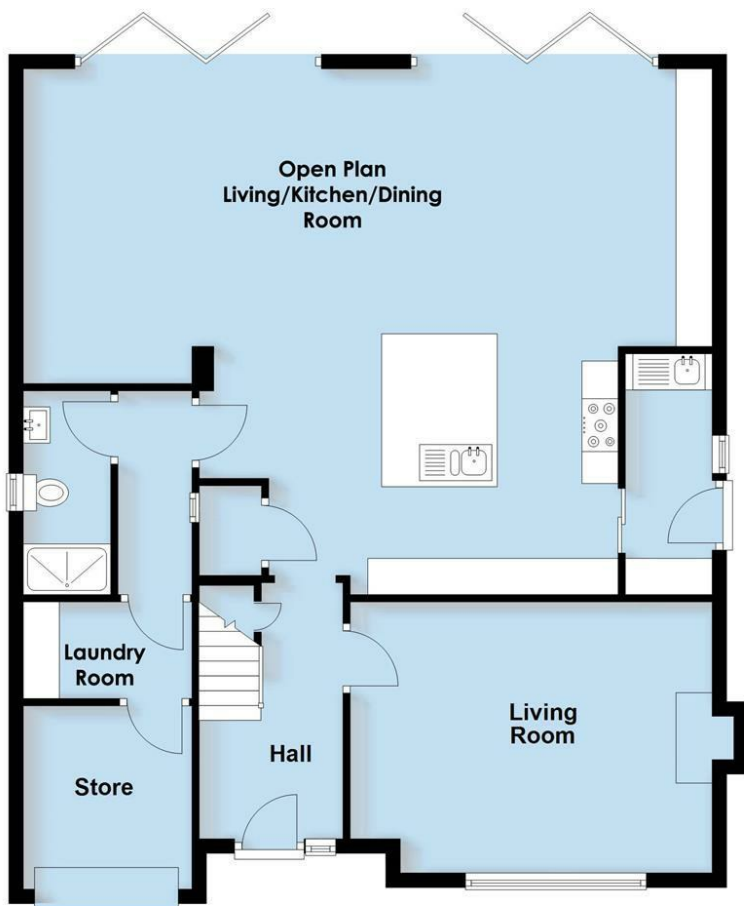
01926 881144 • ehbresidential.com

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	EU Directive 2002/91/EC	

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

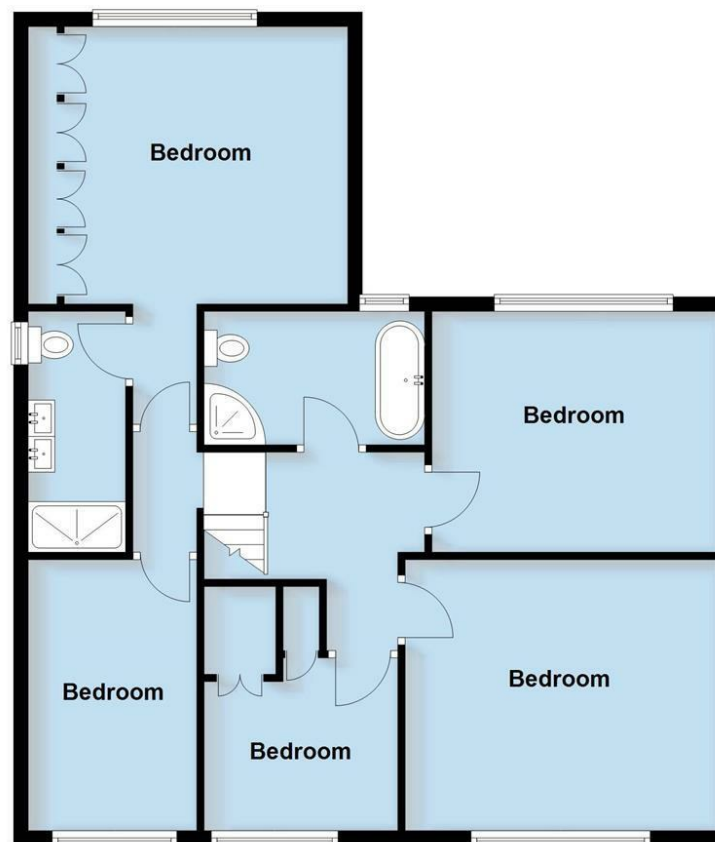
Ground Floor

Approx. 105.2 sq. metres (1132.2 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.7 sq. feet)



Total area: approx. 191.1 sq. metres (2056.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact