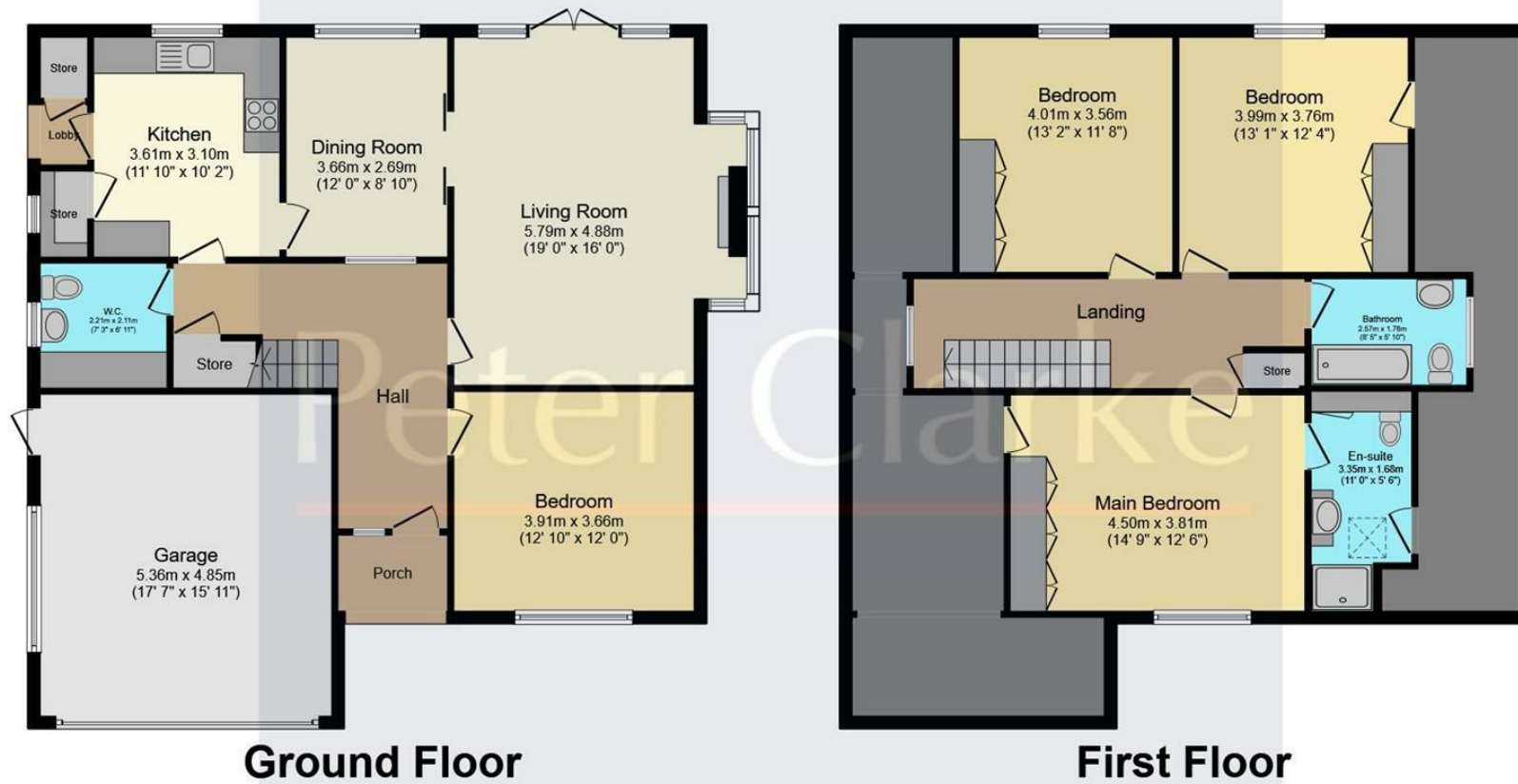


Peter Clarke



25 Leam Road, Leamington Spa, CV31 3PA



Total floor area 187.2 m² (2,015 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Large Detached Family Home
- Three Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Living room & Dining Room
- Home Office/Family Room
- Breakfast Kitchen
- Utility & W.C
- Driveway parking & Double Garage
- Well Maintained Lawned gardens to Front & Rear
- EPC Rating D



Guide Price £635,000

An incredibly spacious three double bedroom, detached family home situated on the delightful Leam Road, off Myton Road in Leamington. This wonderful home has generous interior accommodation comprising large hallway, well proportioned living room, formal dining room, home office and breakfast kitchen. The ground floor is completed with a sizeable utility/W.C. To the first floor are three well proportioned double bedrooms, all benefitting from built in wardrobes, a modern en-suite shower room, family bathroom and useful bo/eaves storage room. Outside the property has a large block paved driveway providing ample off road parking this leads up to the integrated double garage, sitting alongside this is a well maintained and attractive lawned fore garden with gated side access leading to the fence enclosed lawned rear garden. Internal viewing is highly recommended to appreciate the quality and space this fantastic home has to offer. NO FORWARD CHAIN

Hall

The Spacious entrance hall comfortably plays host to an upright piano and has stairs rising to the first floor landing. With internal doors to living room, home office, kitchen breakfast room and utility/W.C.

Living Room

The large main reception room has an attractive and centrally mounted feature fireplace with gas fire, with stain glass windows to either side. In addition there are rear facing double glazed windows and French doors leading to the stunning lawned rear garden.

Dining Room

Accessed from the living room and having further internal door to the kitchen this generous dining room has a rear facing double glazed window looking out to the lawned rear garden with further internal glazed feature wall from the hallway.

Home Office / Family Room

This spacious and adaptable reception room is currently being utilised as a home office and has a large double glazed window to the front elevation.

Breakfast Kitchen

Comprising a range of wood effect wall and base mounted units with contrasting worktops over and an inset sink and drainer, and having space for a freestanding cooker and fridge freezer as well as space

and plumbing for an under counter dishwasher. Further to this there is ample space for a breakfast table, a sizable pantry, rear facing double glazed window and an external side access door leading to a covered porch area, boiler cupboard and the side walkway.

Utility / W.C

Comprising a range of wood effect wall and base mounted units, with space and plumbing for washing machine and tumble dryer as well as having a pedestal wash hand basin, and low level W.C with a side facing double glazed window.

To The First Floor

A well proportioned laning space has stairs rising from the entrance hall and gives way to all bedrooms and the family bathroom with large side facing double glazed window.

Bedroom One

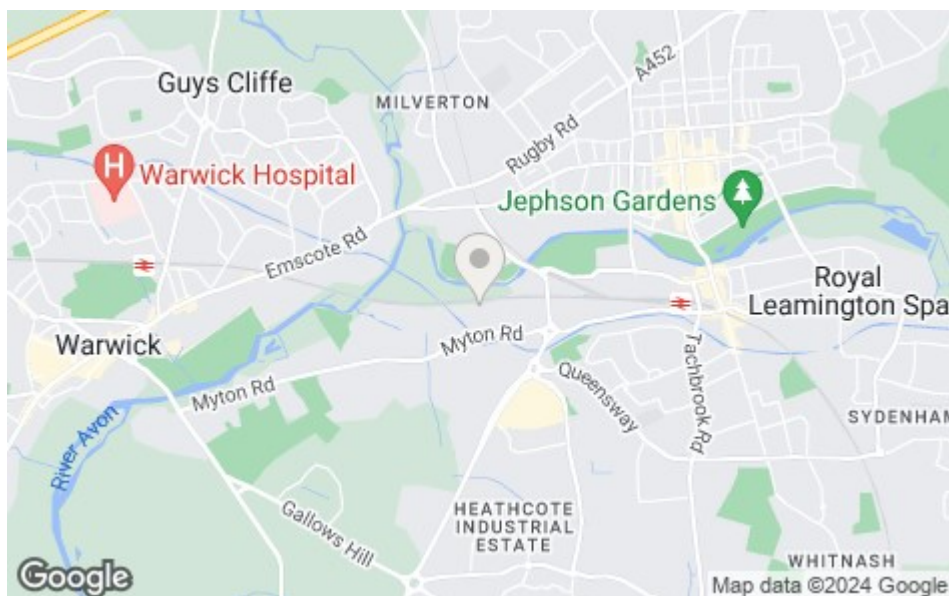
The largest double bedrooms benefits from a bank of built in wardrobes with low level drawers under and has a front facing double glazed window. Within the wardrobe is a full size door leading to an enclosed store room/box room, Whilst at the opposite end of the room is a further internal door leading to the en-suite shower room.

En-Suite Shower Room

Comprising a white suite with low level W.C, enclosed







shower cubicle and vanity unit mounted wash hand basin with Velux window.

Storage/Box Room

Accessed from the principal bedroom via a door within the built in wardrobe.

Bedroom Two

A generous double bedroom with large double fronted built in wardrobe and rear facing double glazed window

Family Bathroom

Comprising a white suite with Low level W.C pedestal wash hand basin and panelled bath shower over, having tiling to all splashbacks and an obscure double glazed window.

Bedroom Three

The final bedroom is another well sized double again featuring a double fronted built in wardrobe. With double glazed window to the rear

Outside

To The Front

Situated to the front of the property is a large block paved driveway with a well maintained lawned foregarden sitting beside it.

Double Garage

Accessed from the driveway via an up and over garage door and benefitting from power and lighting, with side facing window and side access door.

To The Rear

To the rear is a well sized and private lawned rear garden with well stocked plant and shrub beds, a sizeable block paved dining terrace and well maintained fencing to three sides.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas , electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.



RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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