

Peter Clarke



15 Leam View, Radford Semele, Leamington Spa, CV31 1ED

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Ground Floor
Floor area 96.5 m² (1,039 sq.ft.)



First Floor
Floor area 77.1 m² (830 sq.ft.)

TOTAL: 173.7 m² (1,869 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Modern Detached Family Home
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Living Room
- Modern Kitchen, Living, Dining Room
- Utility & Guest W.C
- Orangery
- Driveway Parking
- landscaped South Facing Garden
- EPC Rating B



Offers In Excess Of
£600,000

A stunning four double bedroom detached family home situated on an executive cul-de-sac location in the delightful village of Radford Semele, offering easy access to Leamington spa, the local amenities and schools. The property benefits from triple glazed accommodation comprising a spacious hallway with guest W.C, a bright and airy living room, a spacious open plan kitchen, living and dining room, with an adjoining utility and orangery (double glazed). To the first floor there are four double bedrooms, the principal of which benefits from an en-suite shower room and a further modern family bathroom. Externally the property provides a block paved driveway enabling off-road parking for two cars and a professionally landscaped, south facing rear garden.

Entrance Hall

The spacious and well presented hallway provides access to the living room, open plan kitchen dining room, guest W.C with stairs rising to the first floor landing and an internal door opening into the garage.

Guest W.C

Featuring a modern white suite with floating W.C and enclosed cistern and a vanity unit mounted wash hand basing with useful under counter storage.

Living Room

The large formal reception room offers ample space for living room furniture and benefits from a double triple glazed bay window to the front elevation and centrally mounted fireplace.

Kitchen, Living, Dining Room

A large open plan kitchen provides not only the contemporary kitchen, but also plenty of room for dining and living furniture if desired and boasts a range of contemporary styled wall and base units with complimentary quartz work surfaces over, with an inset sink and drainer unit. There are a range of integrated appliances to including a double electric oven, five ring gas hob with over head extractor, microwave, dishwasher and fridge/freezer. The picture is completed with a breakfast bar, and this fabulous room also benefits from a triple glazed window overlooking the stunning landscaped rear garden and doors to the orangery and utility room.

Orangery

Accessed from the dining portion of the kitchen area with under floor heating and double glazed windows to two sides, a lantern light roof and French doors giving direct access to the stunning garden.

Utility

Fitted out to the same standard as the kitchen, this generous utility room incorporates a sink as well as providing space for both a washing machine and a tumble dryer. In addition the utility also houses the central heating boiler and has a door to side elevation.

To The First Floor

Having stairs rising from the hallway and providing access to all four double bedrooms and the family bathroom whilst also benefitting from two built-in storage cupboards and access to the boarded loft.

Bedroom One

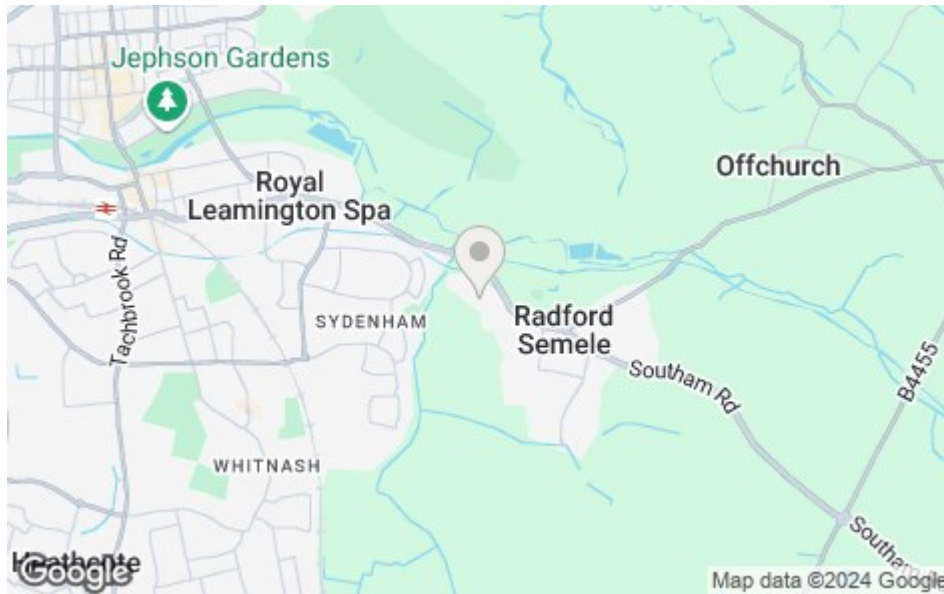
A generous double room with triple glazed window to the rear elevation, built in wardrobes and internal door leading to the en-suite.

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, enclosed shower cubicle, low level W/C, a heated towel rail and a triple glazed window to side elevation.







Bedroom Two

Another large double bedroom with front facing triple glazed window and built in storage wardrobes.

Family Bathroom

Featuring a a four piece suite, comprising a wash hand basin, freestanding bath, separate shower cubicle, low level W/C, a heated towel rail and a triple glazed window to front elevation.

Bedroom Three

Another double bedroom with built in wardrobes and a triple glazed window to front elevation.

Bedroom Four

Currently being used as a study, this double capable bedroom also has a triple glazed window to rear elevation.

Outside

To The Front

Comprising a well maintained fore-garden being mainly laid to lawn and a block paved driveway providing ample off road parking for two cars side by side and benefitting from double electric power sockets.

Garage

Having an electric up and over garage door accessed from the driveway and benefitting from both power and lighting with a further internal pedestrian access door from the hallway.

To The Rear

To the rear of the property and having internal access from the orangery is the beautiful and professionally landscaped two tiered south facing garden, offering both patio and decked areas and being mainly laid to lawn with artificial grass whilst having well maintained borders and timber fencing to all sides. In addition there is a double electric power socket as well as gated side access from the front of the property.

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 F.

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

Annual Service Charge Payable £282.36 Per Annum

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