



OFFCHURCH LANE, RADFORD SEMELE

complete ●●●  
SALES & LETTINGS



"This home has stunning 'lamp room grey' kitchen & oak worktops, with a beautiful window going up to the vaulted ceiling and the space just feels so homely"



This 1960s extensively extended detached home offers ample space & charm and is located on the outskirts of this popular village of Radford Semele, just South West of Leamington. The property features four bedrooms, including an en-suite, a family bathroom, guest WC, sitting room, extended bi-folding doors to a large dining kitchen and the highlight of the home undoubtedly is the vaulted kitchen breakfast room. A South-facing garden with a summer house, garage, and off-road parking completes the package. Residents can enjoy easy access to the White Lion gastro pub and picturesque countryside walks, making this an ideal and inviting home for a family seeking comfort and convenience in a beautiful setting.



#### Description

##### Porch

Composite entrance door with four frosted windows lead into the porch, which has slate effect tiling, uPVC double glazed window, electrics, and uPVC double glazed door with side window into the hallway

##### Entrance Hall

With engineered oak flooring, oak door to guest WC, sitting room, and living room. Oak staircase leads to the first floor.

##### Guest WC

Half height tiled walls with contrasting wallpaper. Toilet, pedestal hand wash basin, radiator, uPVC double glazed window. Under stairs storage cupboard.

##### Sitting Room

With the continuation of the engineer oak flooring, there is a uPVC double glazed window to the front elevation, radiator, coving, oak door storage cupboard which has electrics. Oak door through to the living room/dining room, and oak fire door through to the garage.



##### Living Room / Dining Room

Good sized room with underfloor-heating on an air source heat pump. Extended to the rear with two Velux windows and bi-folding double glazed doors. There is a brick fireplace with a woodburning stove, doors to the kitchen diner and back to the sitting room. Two traditional three column white radiators.

##### Vaulted Kitchen Diner

Very stylish fitted kitchen with grey high & base level fitted cupboards, drawers, a glass display cabinet with lighting, under-counter lighting, oak worktops, with a 1 & 1/2 bowl ceramic sink with brushed satin mixer tap and drainer. There is space for a large gas cooker, extractor over and stylish splash-back tiling. There are two unique uPVC double glazed windows enjoying the garden, tiled flooring with underfloor heating, breakfast bar, storage cupboards, space for a table, anthracite three column traditional radiator and a half uPVC double glazed door to the garden. To the ceiling are three drop light points with an exposed beam.



##### Landing

Large landing with a loft hatch to the part boarded loft with a ladder. There is a large uPVC double glazed window, oak handrail, also oak doors to the four bedrooms and family bathroom. Oak door to storage cupboard.

##### Bedroom One

Spacious double bedroom with uPVC double glazed window to the front elevation, there is a radiator, and an oak door to the en-suite. There is ample space for wardrobes and drawers.

##### En-Suite

Glass quadrant shower enclosure, with mains thermostatic rain-head shower and a handheld attachment. Pedestal hand wash basin with mixer tap, toilet, chrome towel radiator, sliding storage with wardrobe space. UPVC double glazed window, tiled splash-back and an extractor.

##### Bedroom Two

A good sized double bedroom with a uPVC double glazed window with a pleasant view of the rear garden. There is a radiator and ample space for wardrobes and drawers.

##### Bedroom Three

A good sized double bedroom with a uPVC double glazed window with a pleasant view of the rear garden. There is a radiator and ample space for wardrobes and drawers.





#### Bedroom Four

A double bedroom with a uPVC double glazed window. There is a radiator and ample space for wardrobes and drawers.

#### Bathroom

Very stylish bathroom with a P-shaped bath, with a curved shower screen, mixer tap, thermostatic rain-head shower with handheld attachment. Pedestal hand wash basin with chrome mixer tap, toilet, glass shelving with lighting, chrome towel radiator, uPVC double glazed window, and the duck-egg blue style brick tiling to splash-back.

#### Rear Garden

A secure fenced landscaped rear garden, flowing out from the bi fold doors into a feature sunken patio/seating area. The garden is then mainly lawned and offers mature borders of shrubs and trees. Towards the bottom of the garden there is a raised decking area and painted blue summerhouse with power, the perfect little tranquil spot to sit and enjoy the garden.

#### Garage & Parking

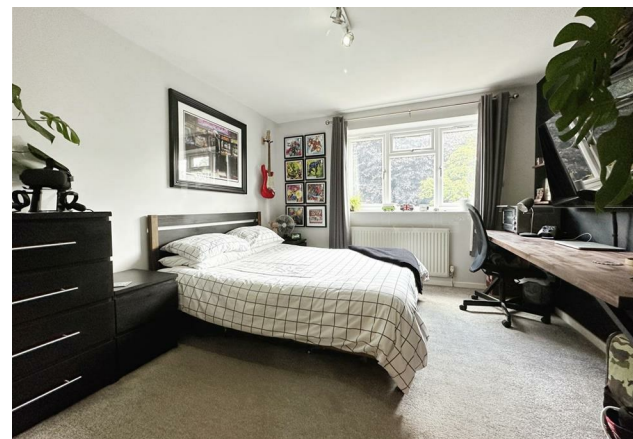
Drive for 3 to 4 cars. Garage electric roller door, power, strip-lighting, pedestrian oak door. Gas combination boiler.

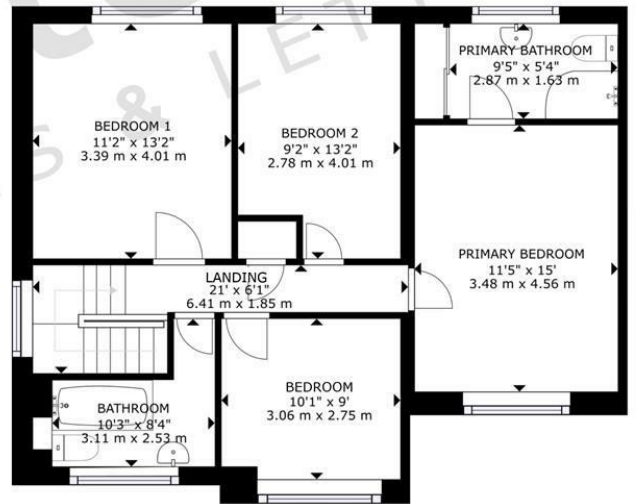
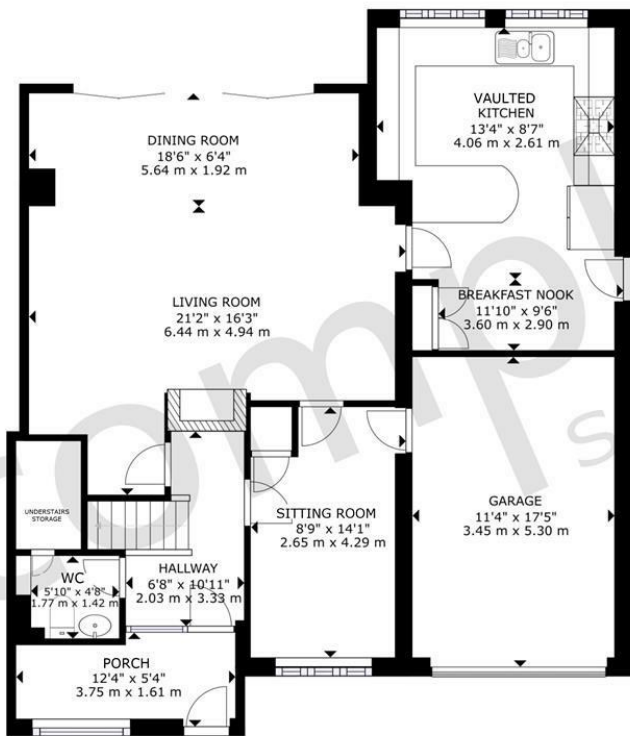
#### Frontage

Front has an area of lawn & planting also befitting from side gate to the back garden.

#### Location

Offchurch Lane e is conveniently located on the outskirts of Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house





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FLOOR 1

FLOOR 2

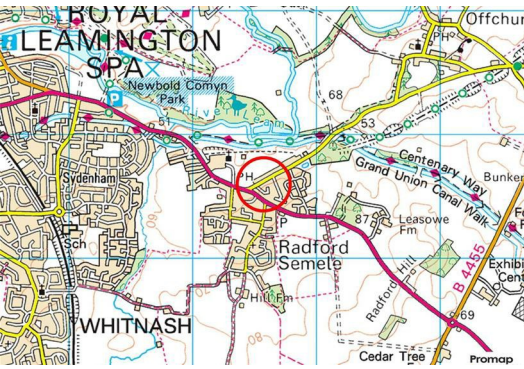
**GROSS INTERNAL AREA**  
**FLOOR 1: 963 sq ft, 89.43 m2, FLOOR 2: 829 sq ft, 76.97 m2**  
**TOTAL: 1792 sq ft, 166.4 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



called the White Lion, a village hall, Primary School, two churches and a post office. There is Radford Semele recreation ground with play park and sport & social club. To the immediate area there are picturesque countryside walks and cycle routes along with superb canal side and tow path walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.



- Detached Family Home
- Two Reception Rooms
- Village Location
- Two Bathrooms
- 1960's Extended Home
- Four Bedrooms
- Garage & Driveway
- Vaulted Ceiling Kitchen Breakfast
- Stunning Home
- Elevated Position



## OFFCHURCH LANE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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		
	71	80

England & Wales EU Directive 2002/91/EC

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