



LEICESTER STREET, TOWN CENTRE

complete ●●●
SALES & LETTINGS





Embrace the spaciousness of this 1930's end terrace, boasting a double-story rear extension and a prime location minutes from the town centre, parks, and the train station. This delightful family home presents an entrance hall, large lounge, dining room, sitting room, breakfast, kitchen, utility, and guest WC. On the first floor, discover four double bedrooms and a shower room, all complemented by a large rear garden, a front garden, and convenient off-road parking facilities.



Description

Hall

Modern composite entrance door to stain glass double glazed windows leads into the hallway, which has timber effect laminate flooring, stairs to the first floor, radiator, oak doors lead into the living room and sitting room.

Living Room

A spacious living room with a uPVC double glazed window to the front, wall-mounted radiator, square opening through to the dining room and open doorway through to the kitchen breakfast.



Dining Room

A good size dining room with uPVC double glazed French doors to the garden and there is a radiator.

Sitting Room

With a uPVC double glazed window to the front elevation, radiator, and open doorway through to the kitchen breakfast.

Kitchen Breakfast Room

Fitted with a cottage-style kitchen, with oak worktops, space and plumbing for a large range style gas cooker, ceramic 1 & 1/2 bowl sink with drainer and chrome mixer tap. An extractor hood, tiled splash-back, a uPVC double glazed window, large Velux window. Under stairs, storage cupboard with pantry style shelving, radiator, glazed timber door through to the utility and guest WC. There is an open doorway through to the living room.



Guest WC

Fitted with a white toilet and a radiator. Glass block window.

Utility

With a wall-mounted gas boiler, Belfast sink, extractor, a uPVC double glazed window, and uPVC double glazed door to the garden.

Landing

Doors to the four bedrooms and shower room.

Bedroom One

A large double bedroom with a uPVC double glazed window to the front and wardrobe/cupboard. Feature fireplace and a radiator.



Bedroom Two

Double bedroom with a uPVC double glazed window and a radiator. There is a built-in wardrobe.

Bedroom Three

Double bedroom with a uPVC double glazed window and a radiator.

Bedroom Four

Double bedroom with a uPVC double glazed window and a radiator.



Shower Room

Glass door shower cubicle which has mains thermostatic rain-head shower with handheld attachment. There is a toilet, pedestal hand wash basin, traditional tall white three-column radiator, extractor, tiled splash-back and a uPVC double glazed window.

Rear Garden

Landscaped larger garden with concrete patio, steps leading up to a pathway that leads right to the back of the garden, which passes the vegetable garden and then to the greenhouse. There is a raised timber deck area. There is a lot of planting small trees, lots of bushes and plants and flowers, there is a pathway that leads down the side of the property to the front

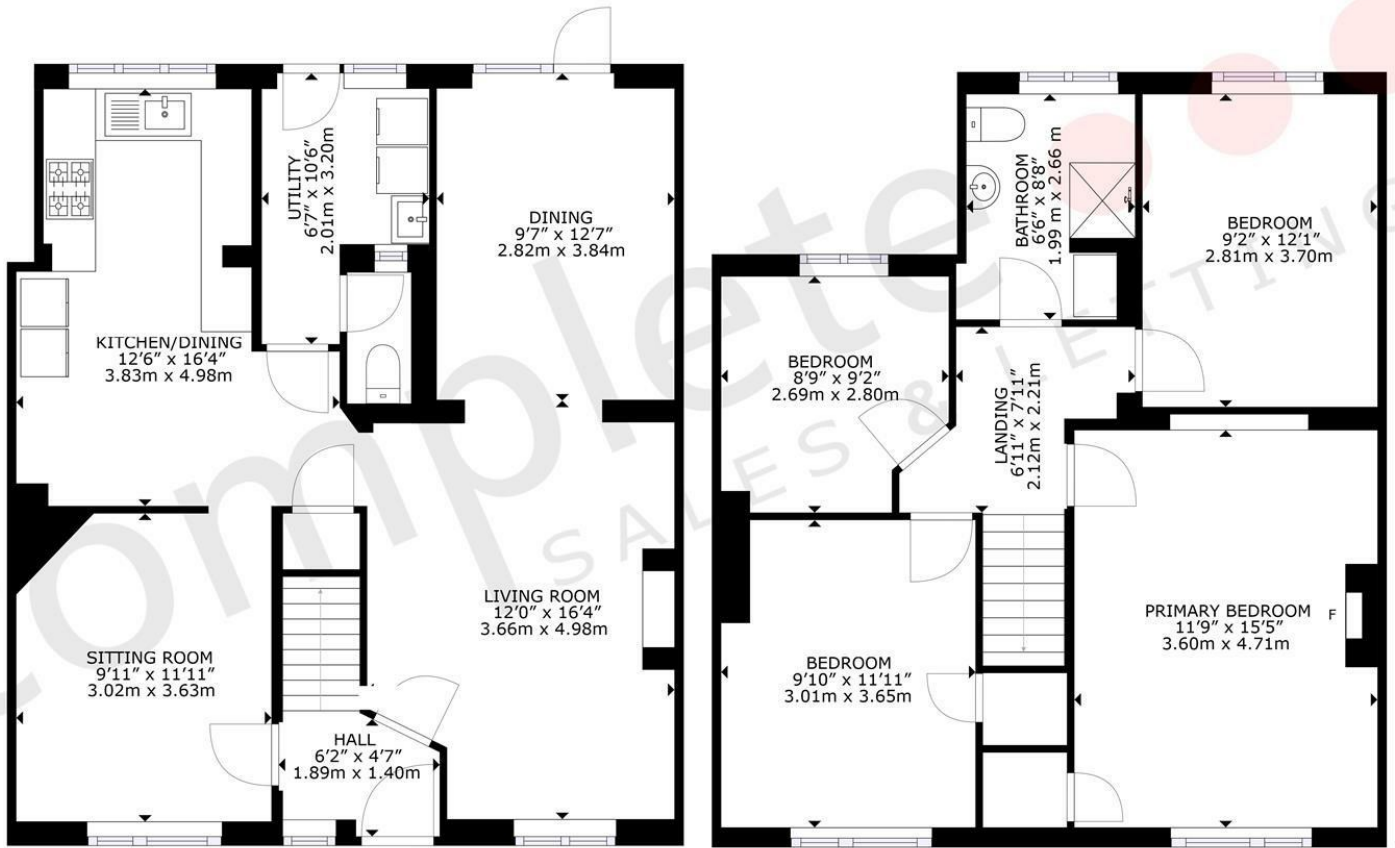
Front & Parking

Off-road parking for two vehicles to the front, a block pathway leads to the front door there's plenty of hedging for privacy.

Location

Situated just to the North/east of the Parade in a desirable location within walking distance to the Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.





GROSS INTERNAL AREA
1ST FLOOR: 752 sq. ft, 69 m², 2ND FLOOR: 683 sq. ft, 63 m²
TOTAL: 1,435 sq. ft, 132 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

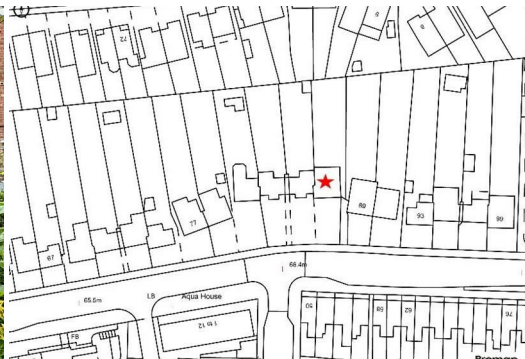
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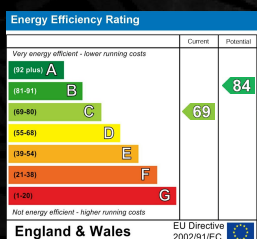
- 1930's End Terrace
- Four Double Bedrooms
- Dining Room
- Breakfast Kitchen
- Large Garden

- Double Story Rear Extension
- Living Room
- Sitting Room
- Utility & Guest WC
- Off Road Parking



LEICESTER STREET, LEAMINGTON SPA

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



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