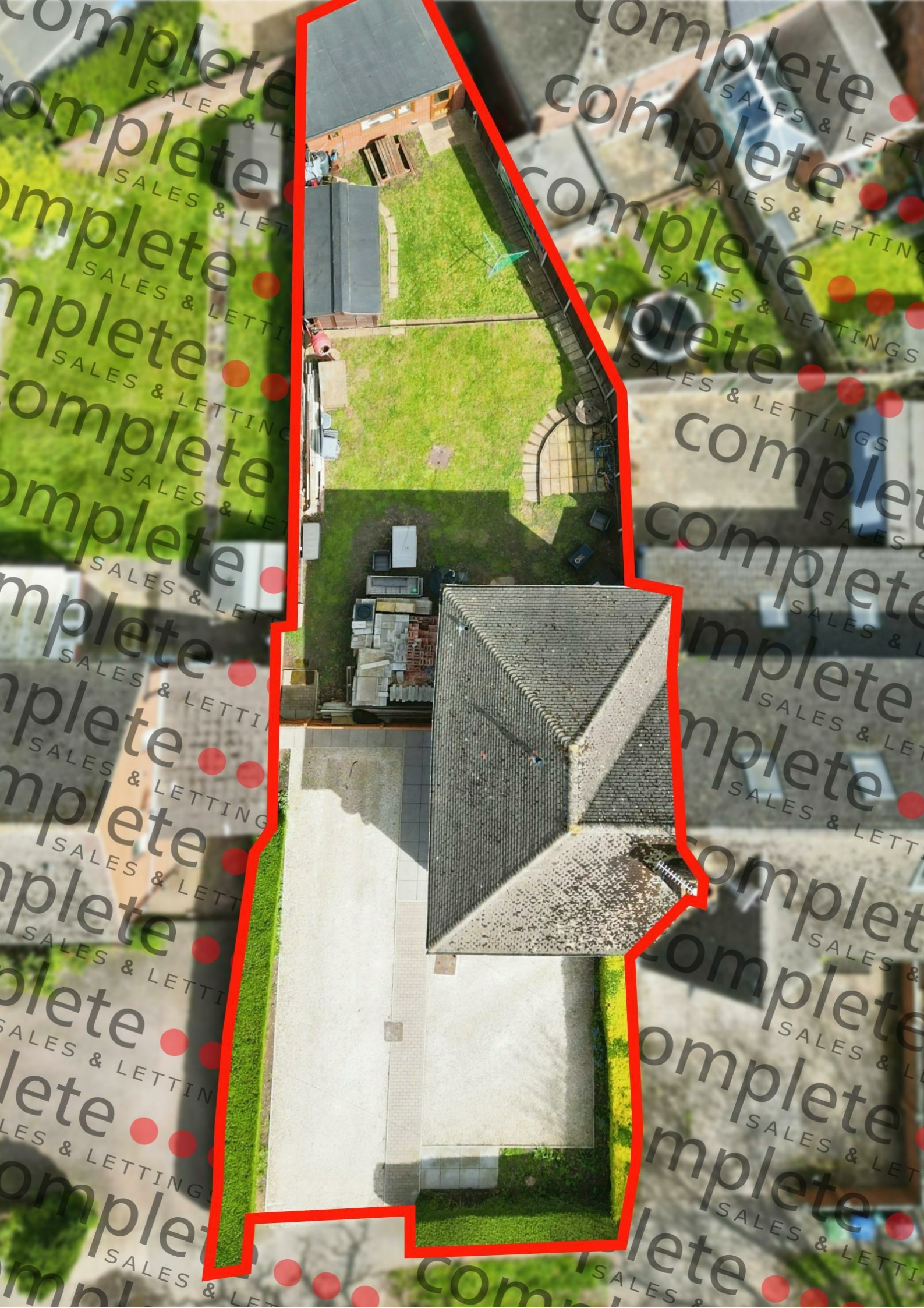




QUEENSWAY,

complete ●●●
SALES & LETTINGS





A superbly presented end terrace home built in 1965, on a corner plot which had previous planning permission that has elapsed for double story side and single story rear extension. Comprising a nuance hall, a very stylish open plan lounge/kitchen/diner, guest WC, three good-sized bedrooms and a well-appointed bathroom. There is a front, side & large rear garden with a brick-built garden office. Drive for parking 5 + cars. Located close to the train station & shires retail park and catchment for Myton, Champion and Trinity Schools.

Its in the details...



Hallway

Modern timber secure entrance door with frosted glazed, leads into the hallway which has oak flooring, timber built under-stairs storage, exposed brick aperture with fitted mirror, a uPVC double glazed window, carpeted staircase leading to the first floor, open doorway to the kitchen area, open 'window' through to the dining room and open doorway through to the living room.



Living Kitchen Diner

A wonderful open plan space with oak flooring, lots of feature downlighting and a uPVC double glazed window to the front and side elevations. A modern contemporary electric fire and two radiators.

In the kitchen/dining area, there is tiled flooring with under-floor heating, a white fitted kitchen that has black cup handles and oak worktops, which includes a large one-and-a-half bowl sink with a drainer and mixer tap. Five ring gas hob, electric oven, extractor over, space and plumbing for washing machine, white brick tiled splashback, double glazed window overlooking the rear garden, a uPVC double glazed door to the garden. Radiator and a contemporary timber interior door to WC.

Guest WC

With a continuation of the tiled flooring, white towel radiator, vanity storage with ceramic sink and mixer tap, toilet, fitted shelving, an extractor, a uPVC double glazed window and light point.



Landing

Carpeted landing with a uPVC double glazed window, exposed brick aperture great for photos with some LED lighting. There is a loft hatch, modern contemporary doors through to the three bedrooms, bathroom and airing covered with the Baxi gas combination boiler.

Bedroom One

A spacious double bedroom with fitted wardrobes with high-level cupboards, a radiator and two uPVC double glazed windows overlooking the rear garden.

Bedroom Two

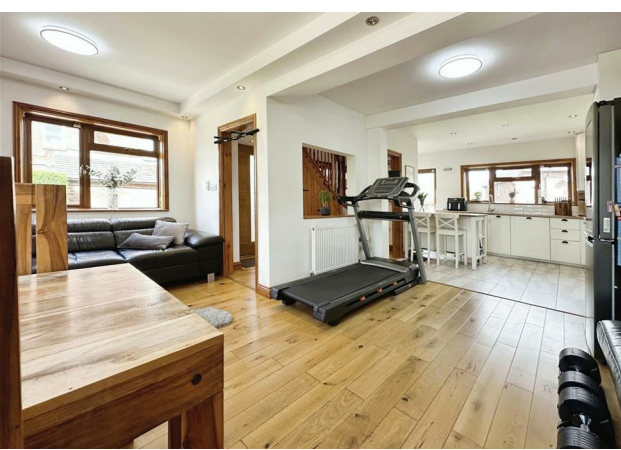
A spacious double bedroom with fitted wardrobes with high-level cupboards, a radiator a uPVC double glazed windows overlooking the front.

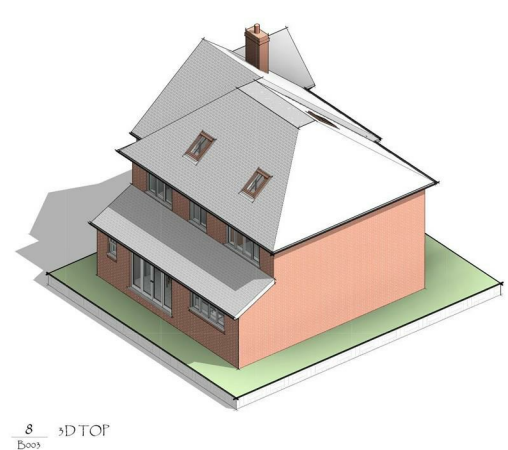
Bedroom Three

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

Bathroom

Stylish fully tiled space with a large quadrant glass door shower enclosure, with an electric shower, concealed waste toilet, large hand basin with pedestal and mixer tap. Chrome towel radiator, extractor, LED lighting and a uPVC double glazed window.





Rear Garden

A huge garden that wraps around the property later lawn with patios and pathways with a garden office. Enclosed with timber fencing with cement posts and gravel boards. There is also a fence to the side with a gate to the front.

Garden Office

A brick-built office with uPVC double glazing, a uPVC double glazed door, electrics and strip lighting. There is also a toilet.

Front & Parking

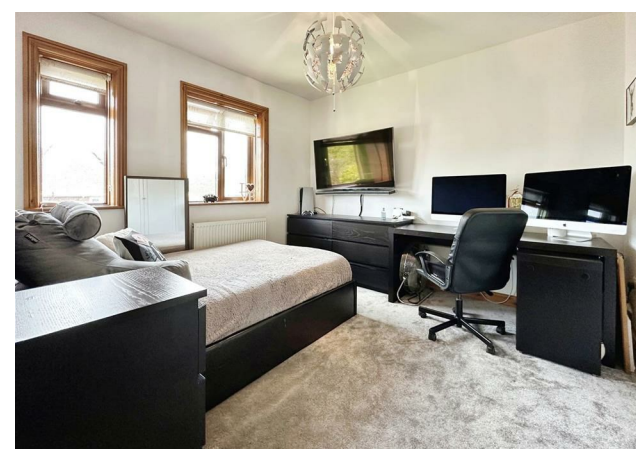
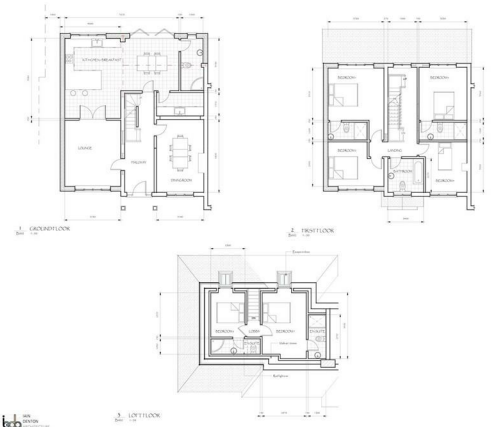
The front has stone parking for 6 cars, a block paved pathway leads to the front door. There is a perimeter hedgerow with flowered borders.

Planning Permission

The property has had previous planning permission (elapsed) for a double-story and single-story rear extension to create a six-bedroom family home (Into the loft) (Elapsed Plans) W/17/0954 - Proposed two-storey side extension and single-storey rear extension.

Location

The property is located in the South of Leamington Spa, within walking distance to Leamington Spa town centre and all that it has to offer. Great road access links to the surrounding area, within walking distance to the train station which has direct links to London and many other city centres as well as major road links such as the M1, M40 and A45. Shires retail park is very close by, full of



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DISCLAIMER
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BOUNDARY DEFINITIONS
Boundary definitions are shown for information only. The client is responsible for obtaining all necessary permissions and consents. The drawings are not to be used for any other purpose without the written consent of the architect.

REVISIONS

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TITLE

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DRAWING

PLAN

Client:

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Drawn By:

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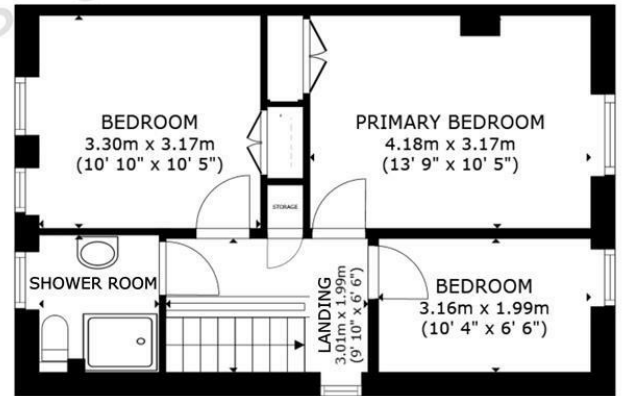
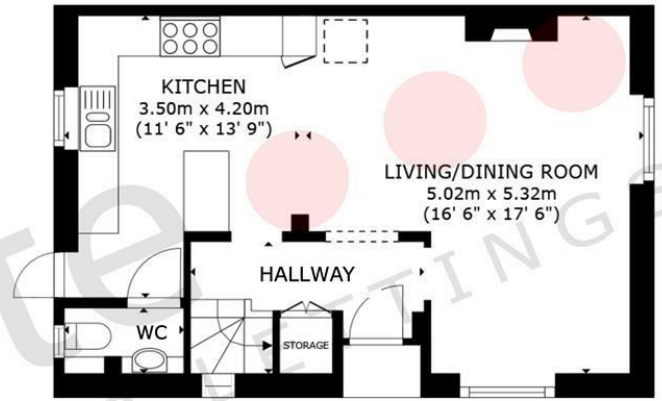
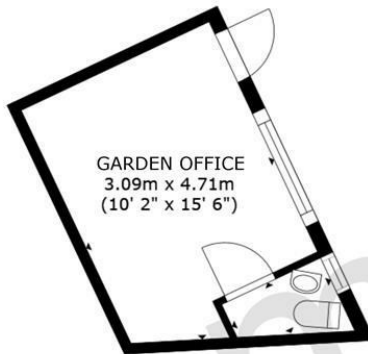
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84 QUEENSWAY

PROPOSED PLANS

PLANNING

AREA
B002



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GROSS INTERNAL AREA
FLOOR 1 57.8 m² (623 sq.ft.) FLOOR 2 44.6 m² (480 sq.ft.)
EXCLUDED AREAS : VERANDA 0.9 m² (10 sq.ft.) SHED 7.3 m² (79 sq.ft.)
TOTAL : 102.4 m² (1,103 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

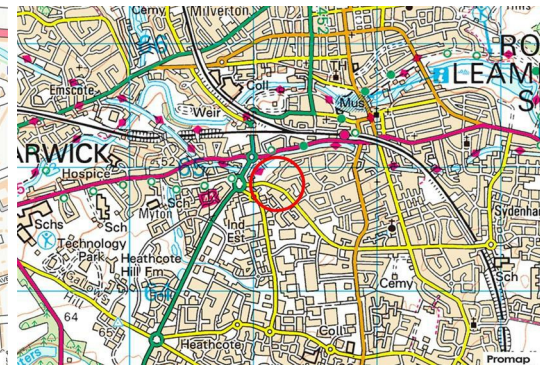
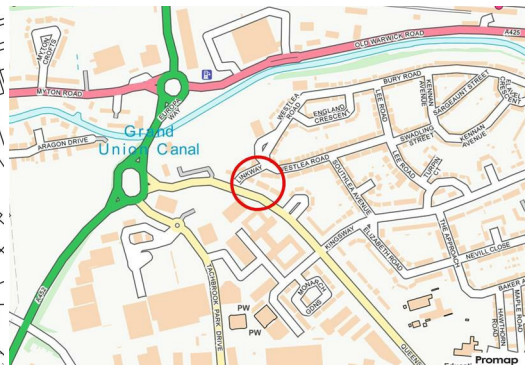
supermarkets and different outlets. The Waterside is a local public house next to McDonald's, and The Moorings is a great venue for a drink & food on the canal which is not far away, the property is next to a green area with a children's play area.





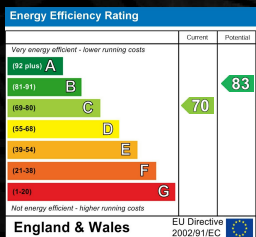
- A 1965 End Terrace
- Previous Planning Permission*
- Three Bedrooms
- Guest WC
- Three Car Drive

- Beautifully Upgraded
- *Potentially To 6 Beds
- Open Plan Living
- Garden Office
- Close To Train Station



QUEENSWAY, LEAMINGTON SPA

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



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