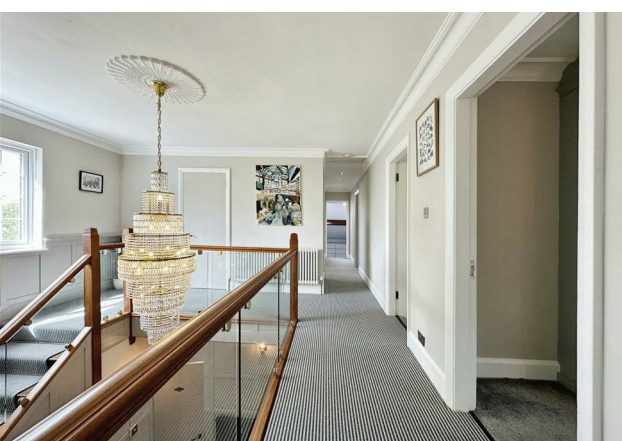
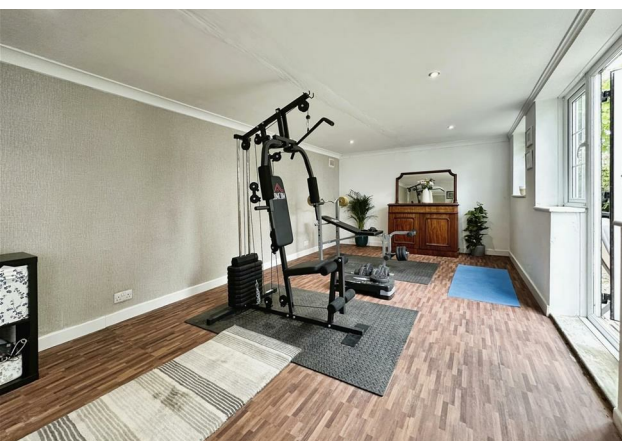
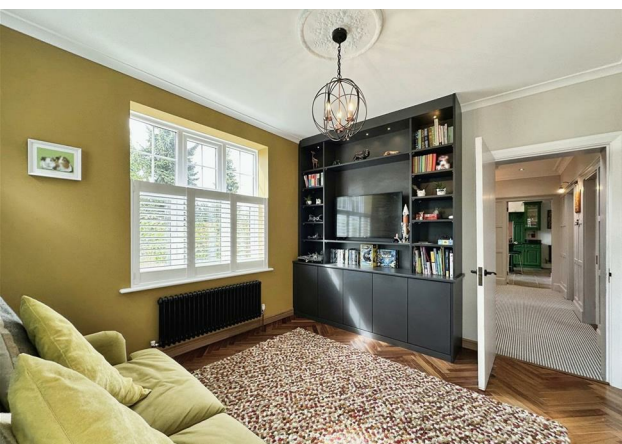




LEICESTER LANE, NORTH LEAMINGTON

complete ●●●  
SALES & LETTINGS





Presenting an impressive 1936 extended detached residence in the highly sought-after area of North Leamington. This distinguished property boasts breathtaking green views to the front and offers a blend of timeless elegance and modern convenience. Comprises five spacious bedrooms and five well-appointed reception rooms, providing ample space for luxurious living and entertaining. There is a breakfast kitchen, a guest WC, a utility cupboard and a wine store. Two beautifully designed bathrooms. The exterior is equally impressive, with meticulously maintained front and rear gardens, a tandem garage, and an electric gated sweeping in-and-out driveway. The property also includes approved plans and steel calculations for a permitted development kitchen extension and loft conversion, offering further potential for enhancement. Located within the catchment areas for the esteemed Telford School and North Leamington School, this home is perfectly situated for families seeking both prestige and convenience.

It's in the details...

#### Porch

Brick porch with original entrance door which leads into the tiled porch which has dom matting and further solid oak flooring through to the boot room. Or hardwood door with glazed panels leads into the reception hallway.

#### Boot Room

Modern decorative tiling, lighting and a uPVC double glazed window.

#### Grand Reception Hall

Beautifully presented with high-level painted panelling, coving, down-lighting and wall lighting. Painted door through to the guest WC and there is a black three column traditional radiator. The feature of the room is the gallery staircase, with bull-nose bottom steps, carpet runner & brushed gold carpet bars leading to the first floor with a large statement glass chandelier. There are painted doors through to the living room, dining room, sitting room and breakfast kitchen.

#### Living Room

With the features you would expect to find in a drawing room to a large manor house, with a stone open fireplace that has inglenook style surroundings, with oak flooring, feature oak beam, painted panelling, fitted storage boxes and uPVC double glazed windows. There is walnut parquet flooring, a traditional three column black radiator, coving, a ceiling rose, wall lights and a picture rail with two-tone decoration. There are uPVC double glazed French doors with surrounding windows that lead to the garden.

#### Dining Room

With walnut parquet flooring, an original stone open fireplace, wall lighting, a ceiling rose, coving, two black traditional three column radiators, uPVC double glazed French doors the garden with matching side windows into a bay. There is a dado rail and two two-tone painted room.

#### Sitting Room

With walnut parquet flooring, uPVC double window to the front elevation and side elevation both with fitted shutters. There is a further large uPVC double glazed window. There is a stylish TV cabinet with flush-fitted cabinets. There is a three column traditional black radiator, coving and a ceiling rose.

#### Breakfast Kitchen

Painted timber kitchen with granite worktops and central breakfast bar island. Space for a large gas range cooker with fitted chimney hood, a 1 & 1/2 bowl inset sink with engraved drainer and surface mounted mixer tap. Fitted dishwasher, housing for an American style fridge, a wine rack, down-lights, breakfast bar drop lighting, a uPVC double glazed window with half-height fitted modern shutters. Stone effect tiled flooring and glazed timber door through to rear hallway.

#### Rear Hallway

With the continuation of the stone effect tile flooring, glazed timber door through to the garden, open door to utility space, open door to wine storage, and painted timber door through to the extension.

#### Wine Store

With stone effect flooring, and high-level wine storage.

#### Utility Space

We've stone effect flooring, space and plumbing for a washing machine, shelf useful for a dryer. There is an original single glazed window.

#### Extension

Which has office space with down-lighting and a uPVC double glazed window and arched opening through to the garden room-which is currently used as a gymnasium which has coving, downlighting, four uPVC double glazed windows looking towards the garden and uPVC double glazed French doors.

#### Landing

A square stunning feature gallery landing, with oak and glass panels, a uPVC double glazed window, a traditional three column radiator, a storage cupboard, painted panelling, a ceiling rose and coving. Painted doors through to 4 of the bedrooms and the family bathroom. Open doorway through to bedroom 5/dressing room.

#### Bedroom One

A very spacious master bedroom with Hammonds fitted wardrobes, coving, traditional three column radiator, a uPVC double glazed window overlooking the rear garden with modern fitted shutters. Door through to en-suite.

#### En-Suite

Stylish brick tiling, concealed waste floating toilet with gold flush fitted buttons, surface mounted sink with gold mixer tap. Large walk-in shower, with a static glass screen and gold rainfall thermostatic shower with handheld attachment. There is a three column traditional radiator, two uPVC double windows, coving and down-lights.

#### Bedroom Two

A spacious double bedroom with spotlights, a traditional three column radiator, a uPVC double glazed bay window overlooking the garden with modern fitted shutters. Fitted wardrobe.

#### Bedroom Three

A double bedroom with uPVC double glazed windows to the front and side elevation with modern fitted shutters. Feature wallpaper, downlights and a three column traditional radiator.



#### Bedroom Four

A double bedroom with spotlights, children themed wallpaper, a traditional three column radiator, a uPVC double glazed window overlooking the garden with modern fitted shutters.

#### Bedroom Five/Dressing Room

Steps lead down to the fifth bedroom which is currently used as a dressing room, there are modern matte-finished Hammonds wardrobes and drawers. There are further fitted storage cupboards for the gas fired central heating boiler. There is a traditional three column radiator, two Velux windows and two uPVC double glazed windows.

#### Bathroom

A stylish re-fitted bathroom with a floor floor-standing bath with static shower screen, black 'rainfall' thermostatic shower with flush wall fitted controls and a handheld shower attachment. There is a 'floating' concealed waste, toilet with black flush pushbutton, a black towel radiator, black tile flooring, two uPVC double glazed windows both with fitted shutters, a pedestal hand wash basin, down-lighting and tiling to two walls.

#### Garden

A landscaped rear garden with a contoured patio, lawn, and further large patio with a pergola that has a mature growing wisteria. The garden is enclosed with timber fencing has border small trees and evergreen planting. There is a water fountain & pond with painted metal railings. There are a variety of trees, a further pergola with planting and a side passageway with feature arches and a painted metal gate to the driveway. There is outdoor lighting and bi-folding double glazed doors to the summerhouse.

#### Summer House

Tiled flooring, electrics, down-lights, bi-folding doors and a large glazed roof lantern.

#### Front & Parking

Mature frontage with resin sweeping in and out drive behind two sets of electric fitted gates. There is a glass canopy over the front door.

#### Garage

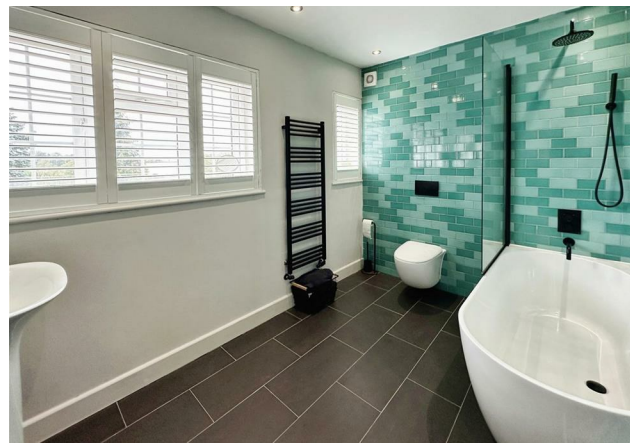
Timber bi-folding door into the long tandem garage with lighting, modern metal electric consumer unit- original single glazed window.

#### Permitted Development

The owners have architect drawings, structural calculations and a letter from the planning department confirming the drawings they have for loft conversion and kitchen remodelling is within permitted development.

#### Location

Located in the highly sought after location, to the North of Leamington Spa, sitting within the catchments area of Telford School and North Leamington School with easy access in and out of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction with the town centre minutes away in the opposite direction. Leamington Spa is famous

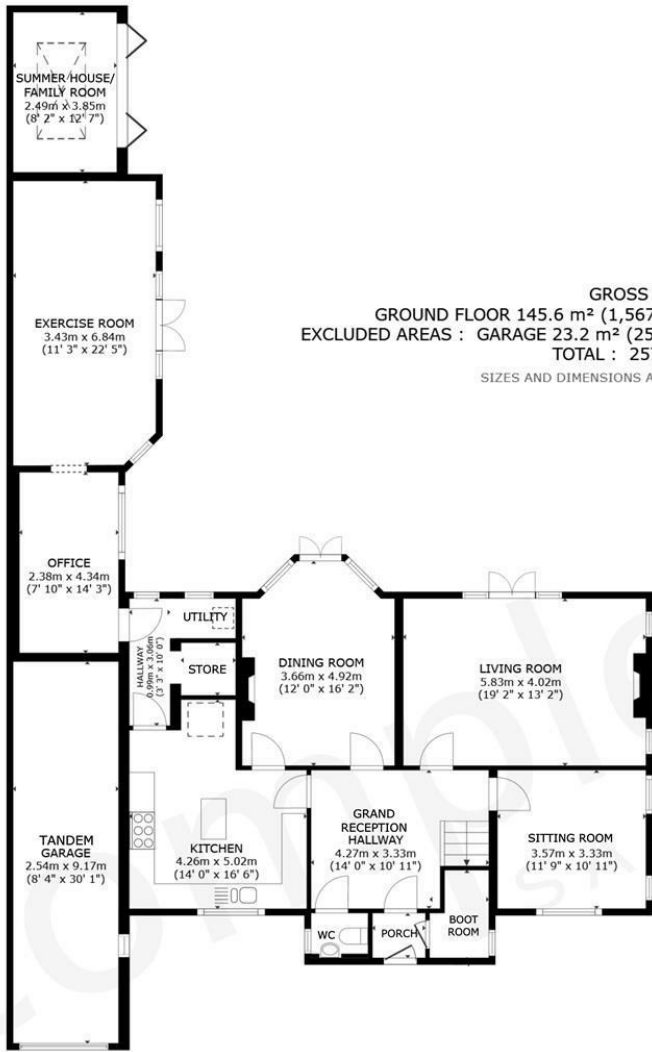




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The Leamington Property Expert

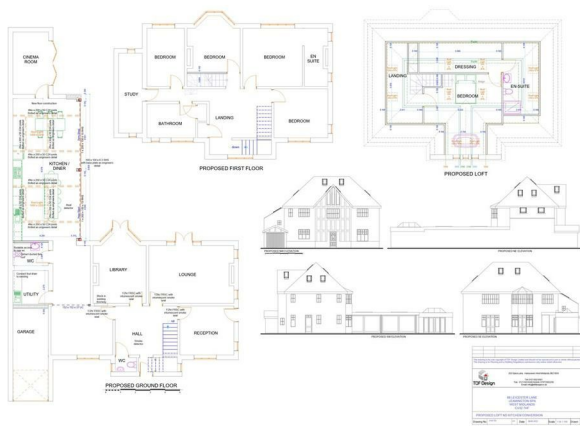


GROSS INTERNAL AREA  
GROUND FLOOR 145.6 m<sup>2</sup> (1,567 sq.ft.) FLOOR 1 111.6 m<sup>2</sup> (1,201 sq.ft.)  
EXCLUDED AREAS : GARAGE 23.2 m<sup>2</sup> (250 sq.ft.) REDUCED HEADROOM 2.7 m<sup>2</sup> (29 sq.ft.)  
TOTAL : 257.1 m<sup>2</sup> (2,768 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

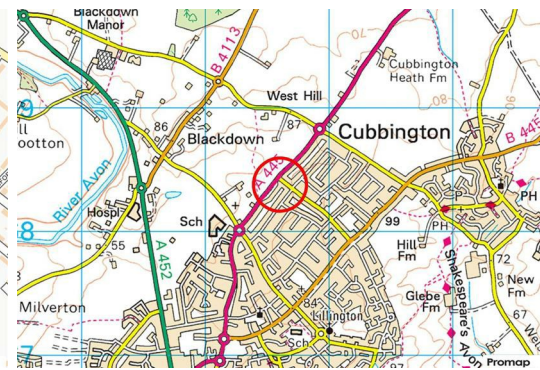


for its Jepson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 5.4 miles, Warwick Parkway Station 6.7 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 14.6 miles, Coventry 8 miles (trains to London Euston from 61 mins), Birmingham International Airport 16.8 miles, Birmingham City Centre 27 miles (distances and times approximate).



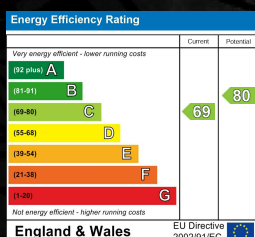


- An Extended Mature 1936 Detached
- Five Bedrooms
- Electric Gates Sweeping In & Out Drive
- Front & Rear Gardens
- Drawings For Loft Conversion & Kitchen Extension
- Five Reception Rooms
- Two Bathrooms
- Tandem Garage
- North Leamington Spa
- Green Front Aspect



## LEICESTER LANE, LEAMINGTON SPA

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



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