



ST. NICHOLAS ROAD, RADFORD SEMELE

complete ●●●
SALES & LETTINGS





This substantial dwelling offers a welcoming and spacious living environment, perfect for a family or those seeking extra space. This unique property offers a total of five bedrooms. Each of the bedrooms has been meticulously designed to ensure a comfortable and luxurious living experience. The property also benefits from a cosy living room to the front of the property as well as the kitchen, family, dining room offering the perfect space for both relaxing and entertaining, ensuring that you have a suitable environment for all occasions. Whether you're hosting a large gathering or simply enjoying a quiet evening, these reception rooms will accommodate your needs perfectly. With two well-appointed bathrooms, the property ensures that all residents have ample space and facilities. The property is a semi-detached house, offering the perfect balance between privacy and community living. Radford Semele is a highly sought-after area on the edge of Leamington spa offering fantastic commuting links as well as the shops and restaurants in the town.



To the front of the property

Located at the start of the road with a large driveway that would fit at least 3-4 cars. You also have a small grass area and a path leading to the front door.

Entrance Hall

The initial entrance has a vaulted ceiling and carpet for shoes, it then continues with vinyl tiles leading around the property.

Living room

3.84m x 3.81m (12'7 x 12'6)

A bright room to the front of the property with a feature wall with space for your tv and a feature fireplace.

Kitchen, Family, Dining room

3.84m x 5.72m + 3.99m x 6.48m (12'7 x 18'9 + 13'1 x 21'3)

This is a fantastic space big enough for a spacious sitting area, a large dining area with feature lighting and a fully fitted kitchen with modern appliances including large 5 burner gas hob. The room has a large set of bi-folding doors perfect for joining the room to the garden on summer days.



Utility room

2.46m x 2.69m (8'1 x 8'10)

Accessed off the kitchen with space for washing machine and dryer and secondary fridges or other appliances as required, you also have a side door to the rear garden.



Shower room

2.46m x 1.22m (8'1 x 4'0)

This room is the ground floor wc but it also has a full-size shower cubicle for convenience.

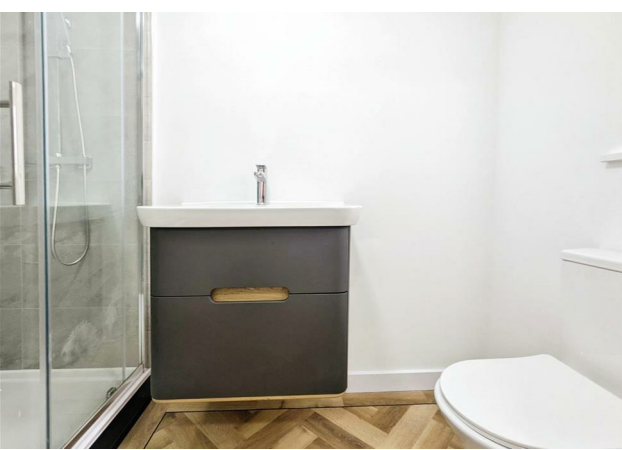
Garage

A large garage with an electric roller door to the driveway and a door from the kitchen. This room is fully insulated, plastered and decorated making it a very nice garage or very easy to make it another reception room if required.

Bedroom One

4.50m x 3.00m (14'9 x 9'10)

A large double bedroom to the rear of the property with plenty of space for wardrobes and storage.



Bedroom Two

3.66m x 3.91m (12'0 x 12'10)

A large double bedroom to the front of the property with plenty of space for wardrobes and storage.



Bedroom Three

3.35m x 3.81m (11'0 x 12'6)

A large double bedroom to the front of the property with plenty of space for wardrobes and storage.

Bedroom Four

3.35m x 2.95m (11'0 x 9'8)

A double bedroom to the rear of the property with plenty of space for wardrobes and storage.

Bedroom Five

2.34m x 2.77m (7'8 x 9'1)

This is a versatile room that could be used as a small single bedroom if needed or a home office. You also have the option to change it into an ensuite to one of the bedrooms if you'd rather. The developers have made sure all the pipework is in place to make the change as seamless as possible for the new owner.

Bathroom

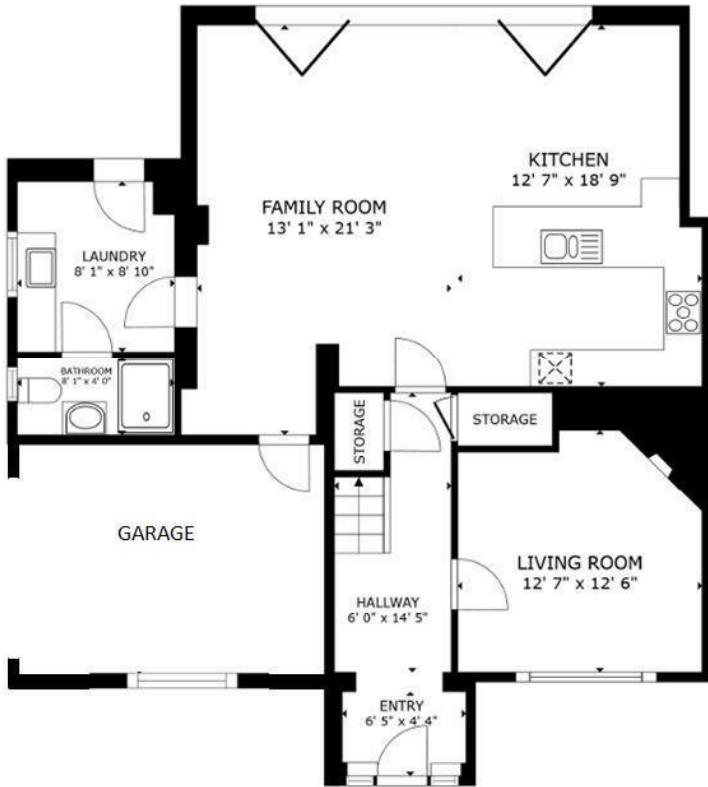
3.10m x 2.62m (10'2 x 8'7)

A beautiful family bathroom with a large vanity unit and an led mirror above, you have a shower over the bath and a heated towel rail.

To the rear of the property

Accessed from the utility or the bi-folding doors you have a small patio area and then a good size lawn.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 928 sq.ft. FLOOR 2 810 sq.ft.
 TOTAL : 1,738 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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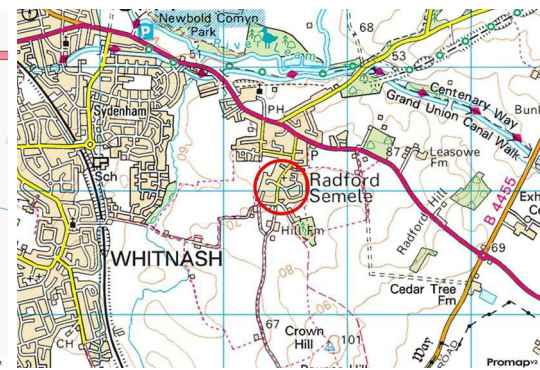


Location - Radford Semele

Radford Semele is a south/eastern village has local amenities close by, with easy access in and out of Leamington Spa and other local towns. The village also has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office and is conveniently positioned to enjoy the local countryside.



- Fully refurbished and extended
- 4 Double bedrooms
- Fitted kitchen
- Utility room
- Fantastic position
- Large driveway
- Bi-folding doors
- High quality fittings



ST. NICHOLAS ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
	82
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	56
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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