



Longleat Grove, Sydenham  
Offers Over £230,000

complete   
ESTATE AGENTS

# Longleat Grove, Sydenham, Leamington Spa

A modern starter home, situated in a cul de sac location, in Sydenham, to the southeast of Leamington Spa. The property is entered from the side, into an entrance hall, which leads to the kitchen at the front, then to the living room and subsequently to the study at the rear, which in turn links to the rear of the garage, which contains a utility space. On the first floor, the landing leads to the two bedrooms and to the family bathroom. Outside there is a fore garden, a driveway leading to the front of the garage and a further area of lawn to the side of this. The rear garden has areas of patio lawn and decking.

## Entrance Hall

Entered from the side, via a partially obscured double-glazed door, with an adjoining partially obscured double-glazed window. Doorway's leads to the kitchen and to the living room, while stairs rise to the first floor. There is an under stairs storage cupboard and a panel radiator.

## Living Room

With a double-glazed door, with an adjoining double-glazed window, opening from the study, whilst there is a feature fireplace with an inset gas fire, whilst there is a panel radiator.

## Study

With a double-glazed door, with an adjoining double-glazed window, allowing access to and a view of the rear garden. A further panel door provides access to the rear of



the garage.

#### Kitchen

Being dual aspect, with a double-glazed windows on the side and front aspects. The kitchen has been fitted with a complimentary range of base, eye-level and display kitchen cabinets, one of which conceals the boiler for the gas central heating and hot water. There is a marble effect work-surface, with an inset one and a half bowl sink and drainer, an inset four burner gas hob, with a concealed extractor over and oven/grill positioned beneath. There is undercounter space for a dishwasher and a refrigerator.

#### First Floor Landing

With a double-glazed window to the side aspect, whilst panel doors radiate to the two bedrooms, the family bathroom and to a cupboard. The cupboard contains additional wardrobe space and shelving.

#### Bedroom One

Being a double room, with a double-glazed window to the rear aspect and a panel radiator.

#### Bedroom Two

Being a single room, with a double-glazed bow window to the front aspect and a panel radiator.

#### Family Bathroom

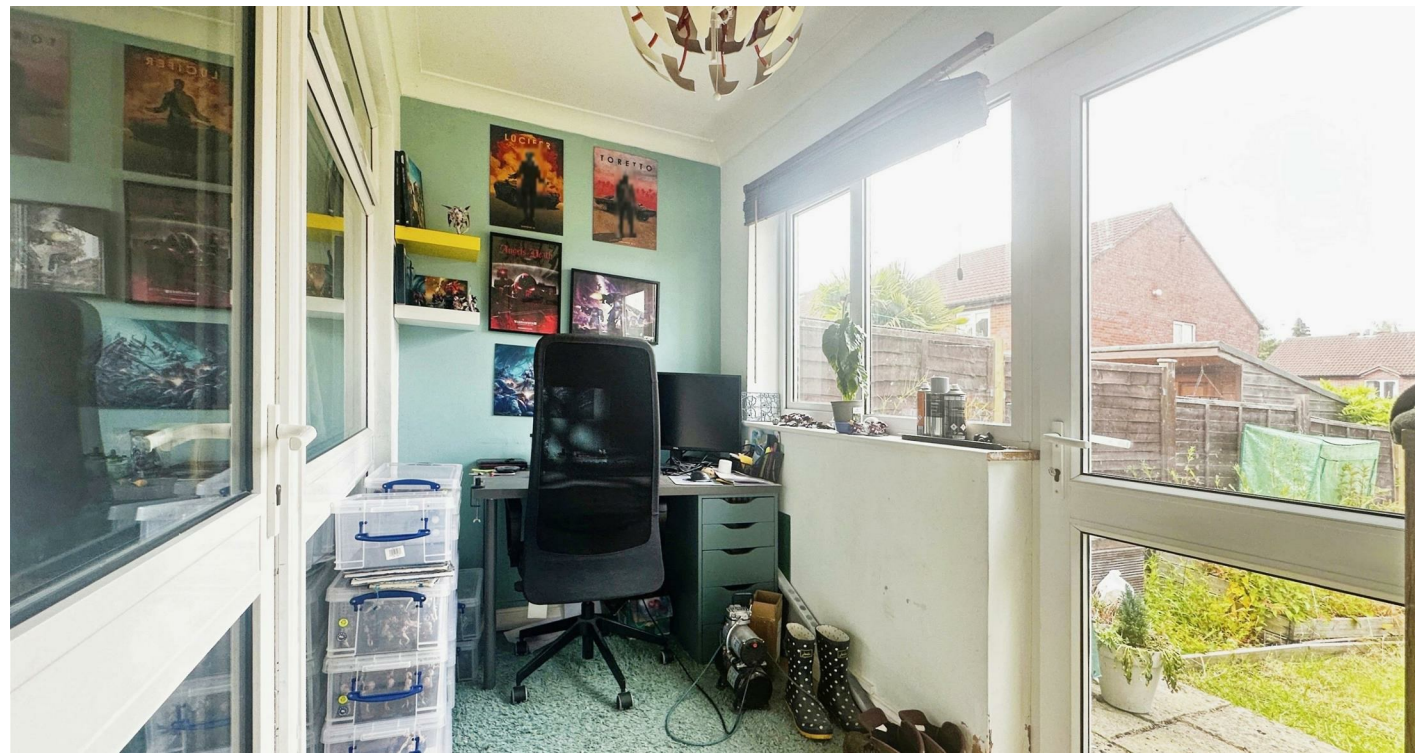
Being fitted with a three-piece white bathroom suite, which comprises of a panel bath with a shower over, a push-button operated low-level flush WC, and a circular handbasin and tap, mounted on a vanity unit. There is a chrome heated towel rail plumbed to the gas central heating system.

#### Garage

With up and over door to the front aspect, while the rear of this space is utilised as a utility.

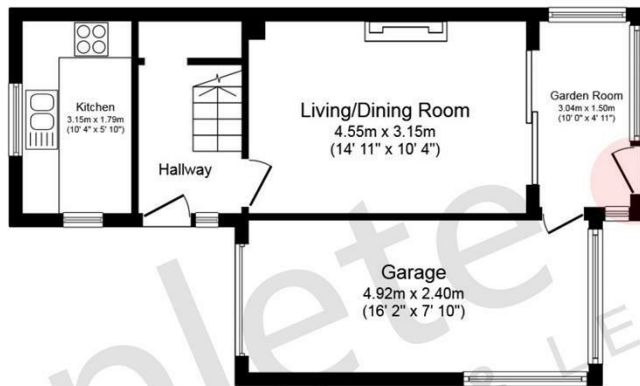
#### Outside Front

The property is set back behind a fore garden, which is laid to lawn and with a central tree. A paved driveway runs down the side of the property, leading to the storm porch, positioned above the front door and to the front of the garage. There is a further area of lawn and herbaceous border to the right-hand side of the driveway.

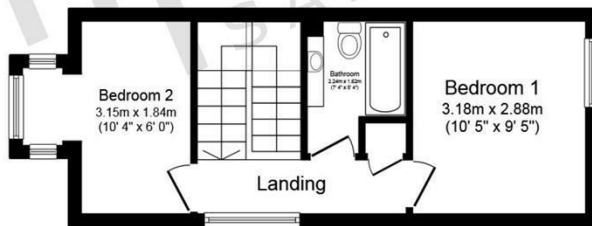


#### Rear Garden

Arranged around a central garden lawn, surrounded by herbaceous borders. There is a patio adjacent the rear of the property, with a timber shed positioned behind the garage, whilst there is an area of timber deck at the foot of the garden.



**Ground Floor**



**First Floor**



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		59	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**complete** ● ● ●  
SALES & LETTINGS

Total floor area 72.9 sq.m. (785 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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