



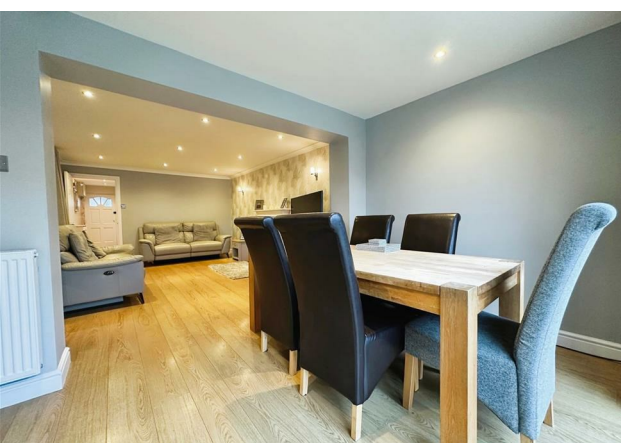
SLADE MEADOW, RADFORD SEMELE

complete ●●●  
SALES & LETTINGS









A very spacious and well presented four bedroom extended end terrace family home that offers flexible accommodation over two floors, situated in a quiet cul-de-sac in the village of Radford Semele, beautifully decorated throughout with a stylish fitted breakfast kitchen, bathroom, en-suite, with off-street parking, a carport with timber gates, large lounge diner, study to the front and en-bloc garage. Excellent views and a pretty rear garden with decking and patio areas, benefiting from easy access to the Midland motorway network and the local amenities of Radford Semele- which is a popular village just southeast of Leamington with an active church, local shops, the White Lion pub and a primary school. Also with good access to the Leamington Train Station.

It's in the details...

#### Porch

UPVC double glazed French doors leading to the porch with down-lighting and timber door to the hallway.

#### Hallway

With timber effect laminate flooring, down-lighting, a radiator, stairs lead to the first floor with storage below. Doors lead to the living room, study and guest WC.

#### Study

A useful study with a uPVC double glazed window, and cupboard housing the gas boiler.

#### Guest WC

With a toilet, hand-basin with vanity storage mixer tap, an extractor and down-lights.

#### Lounge Diner

An extended large family space with timber effect laminate flooring, feature fireplace, wall lighting, coving, down-lights, a large uPVC double glazed window to the side elevation and the radiator. The square opening through to the dining area, which has down-lighting and large uPVC double sliding doors to the garden. There's a radiator and doorway through to the breakfast kitchen.

#### Breakfast Kitchen

A large breakfast kitchen with polished tiled flooring, gloss white fitted kitchen with large bush chrome handles, wine racking, glass display cabinet, recess for an American fridge, breakfast bar for seating, space for a large gas range style cooker, with black glass splashback and extract over. There is under-counter lighting, a wine cooler, a fitted dishwasher, a fitted washing machine, a fitted dryer, one and a half bowl stainless steel sink, a flexible mixer tap and a drainer.

#### Landing

A spacious landing which is recently been decorated, feature wallpaper walls, doors through to the four bedrooms and family bathroom. Loft hatch to the boarded loft which has a ladder and a light.

#### Bedroom One

A spacious double bedroom which has a feature wallpaper wall, a radiator, a uPVC double glazed window and a door through to the en-suite.

#### En-Suite

Very stylish and modern en-suite with a glass quadrant shower enclosure, with electric shower, grey vanity storage with shelving, concealed waste toilet and a surface-mounted bowl sink, a surface-mounted mixer tap. Fully tiled walls, a chrome tower, a radiator, downlights, LED mirror and a uPVC double glazed window.

#### Bedroom Two

A spacious double bedroom with fitted wardrobes and drawers, radiator and uPVC double glazed window to the view elevation.

#### Bedroom Three

A spacious double bedroom with a feature wallpaper wall, wall light point, radiator and a





uPVC double glazed window.

#### Bedroom Four

A small double bedroom with two uPVC double glazed windows and a radiator.

#### Bathroom

A stylish bathroom with a white suite comprising of a bath with a bi-folding shower screen, a chrome mixer tap and a thermostatic rainfall shower with handheld attachment. The toilet, a floating handbasin with a chrome mixer tap, fully tiled walls, an extractor, down-lights, a chrome towel radiator and an LED mirror. There is also an airing cupboard with shelving and a hot water tank.

#### Rear Garden

A landscaped garden which has large areas of sandstone paving, that has some being raised with sleeper border. There's a sleeper boarder bedding area and lawn.

#### Car Port & Car Port

Timber secure gates lead to the canopy carport which has artificial lawn and sandstone paving to a pathway that leads to the rear of the property. Parking in front of the gates.

#### Garage & Parking

En-bloc garage to the side of the property, with parking in front.

#### Location

Slade Meadow is conveniently located in the Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover





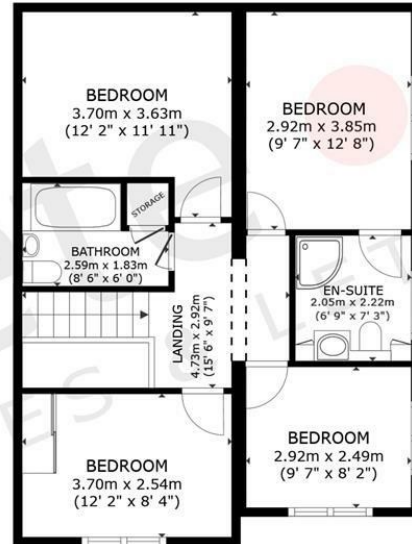


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The Leamington Property Expert

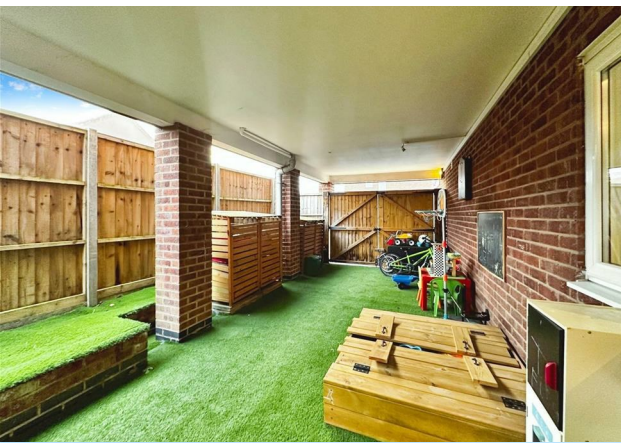


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 64.4 m<sup>2</sup> (694 sq.ft.) FLOOR 2 62.2 m<sup>2</sup> (670 sq.ft.)  
TOTAL : 126.7 m<sup>2</sup> (1,363 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office. There is a Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.

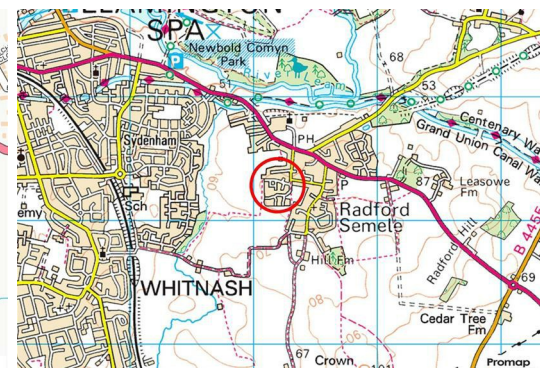
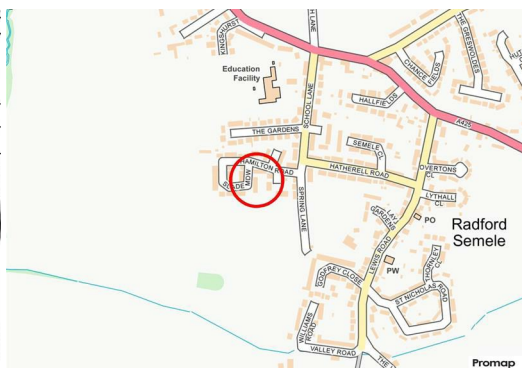






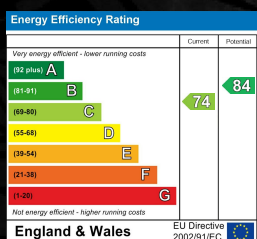
- Extended
- Study
- Four Bedrooms
- Carport
- Off Street Parking

- End Terrace
- Downstairs WC
- Master With En-suite
- En-Bloc Garage
- Village Location



## SLADE MEADOW, LEAMINGTON SPA

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



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