



MATHECROFT, SYDENHAM

complete ●●●  
SALES & LETTINGS









This stylish & well appointed semi detached property is located in an increasingly popular south Leamington location occupying a quiet cul-de-sac position. In brief it comprises entrance hallway, kitchen, lounge/ dining room, two bedrooms and conservatory. Located just outside of Leamington Spa town centre and close to local amenities and schools, this property offers versatile family living with driveway and garage, rear garden and ample space to the rear and side for an extension.

#### Front and Parking

The well maintained front garden is enclosed by fencing for added privacy and curb appeal, the garden is laid to lawn with a slate pathway to the entrance and side access to the garage. Adjacent to the frontage is a private driveway and direct access to the garage. The garage is very spacious with enough room to park a car and walk around comfortably, with a electric Hormann garage door, side door to front garden, power and lighting.

#### Entrance Hall

Welcoming entrance Hall with UPVC front door, central heating radiator, wood flooring, stairs to the first floor and doors to the lounge/diner and kitchen.

#### Kitchen

Sitting to the front of the property with tiled flooring and splashbacks, high and low level cupboards and drawers, sink and drainer with mixer tap over, space for fridge/freezer, washing machine, dishwasher, and double glazed window to the front aspect.

#### Living Room

Spacious living room with ample space for a dining table, a continuation of the wooden flooring, central heating radiator, under stairs storage cupboard, glass sliding patio doors to the conservatory,, gas fireplace and ceiling light point.

#### Conservatory

Good sized glass and brick conservatory with tiled flooring and patio doors to the rear garden.

#### Bedroom One

Fully carpeted spacious double bedroom with room for wardrobe. and chest of drawers, central heating radiator, double glazed window to the rear elevation and ceiling light point

#### Bedroom Two

Fully carpeted double bedroom currently used as a nursey with double glazed window to the front elevation, central heating radiator, large overstairs storage cupboard with shelving and ceiling light point.

#### Bathroom

Family bathroom, fully tiled with low level flush WC, bath with shower over, white porcelain hand basin with mixer tap, wall mounted mirrored vanity cupboard, obscured glass double glazed window to the side elevation, spotlights and heated towel radiator.





### Rear Garden

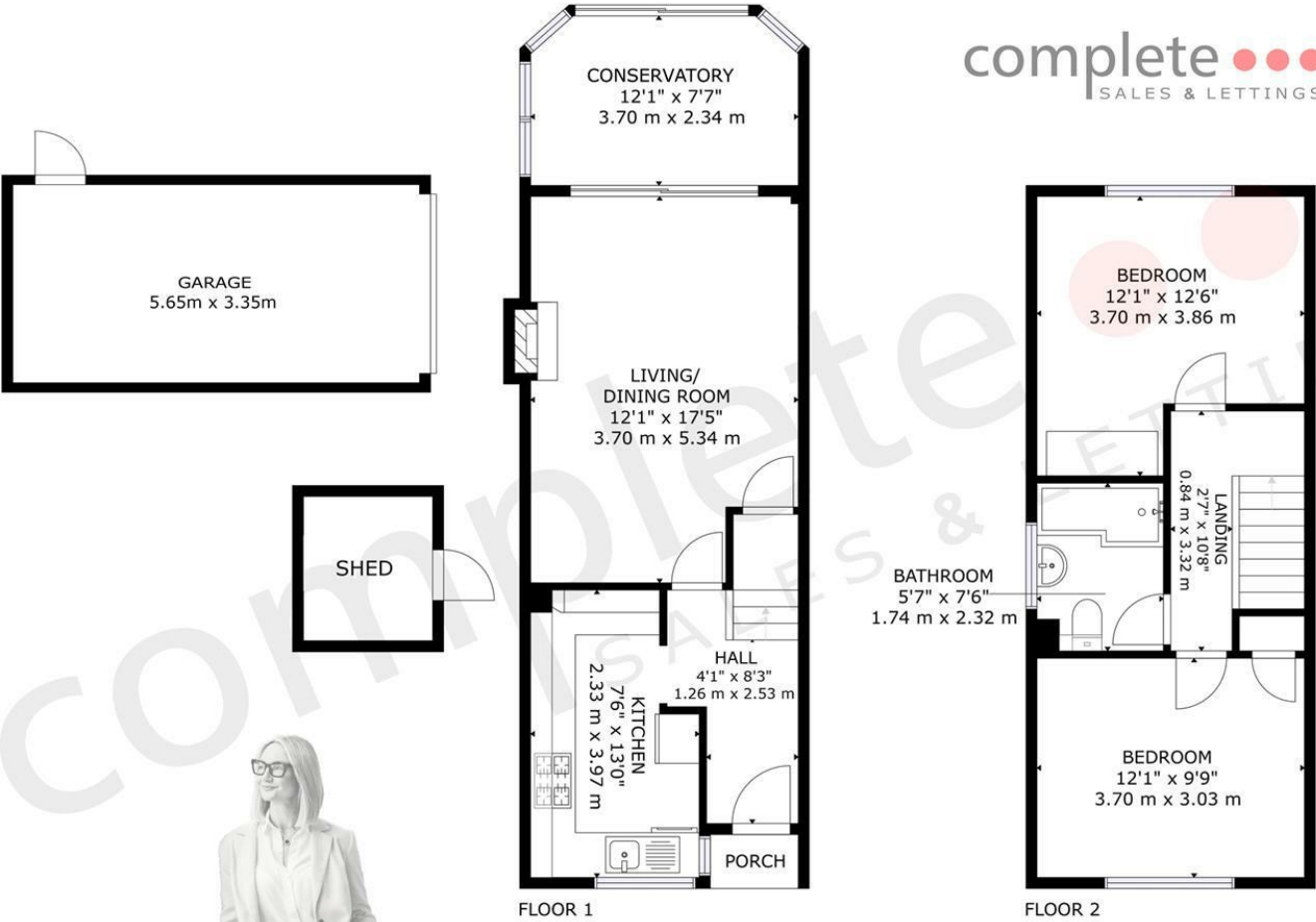
Wrap around fully fenced rear garden mostly laid to lawn with garden shed, side gate access, mature trees and shrubs plus a pathway to the front and garage. As this garden is situated on a corner plot it has the added advantage of being only minimally overlooked.

### Location

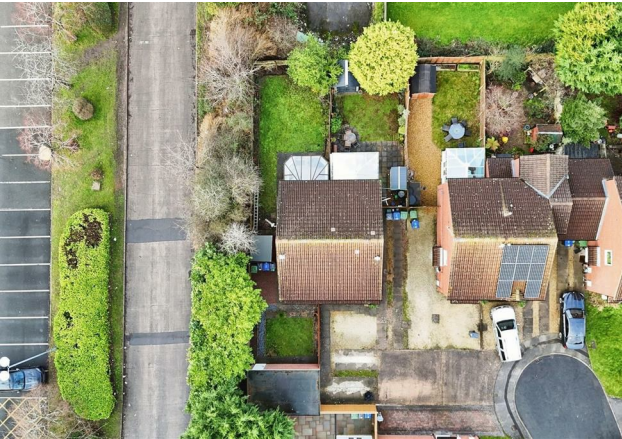
Forming part of the increasingly popular Sydenham location with local doctors, supermarkets and schools nearby yet only a short drive to the town centre of Leamington Spa. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close. The train station is also very close offering a regular service to Birmingham and London and the North. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks and gardens.







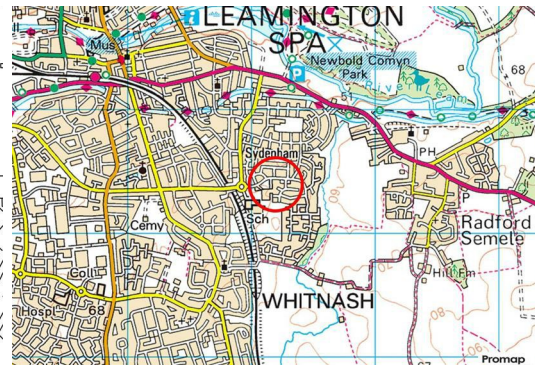
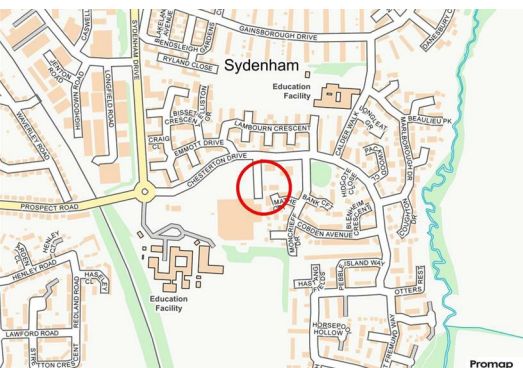
GROSS INTERNAL AREA  
FLOOR 1: 461 sq.ft, 42 m<sup>2</sup>, FLOOR 2: 375 sq.ft, 34 m<sup>2</sup>  
TOTAL: 836 sq.ft, 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





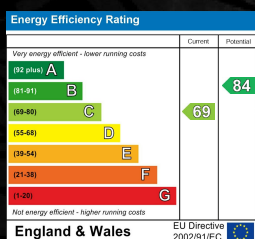


- Semi Detached
- Cul de Sac Location
- Garage
- Driveway Parking
- Fitted Kitchen
- Corner Plot
- Two Bedrooms
- Conservatory
- Close To Local Amenities
- Rear And Side Garden



## MATHECROFT, LEAMINGTON SPA

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



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