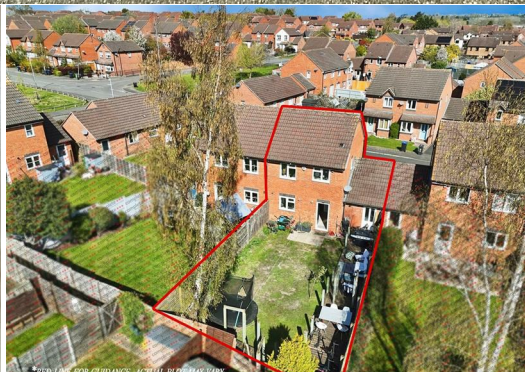
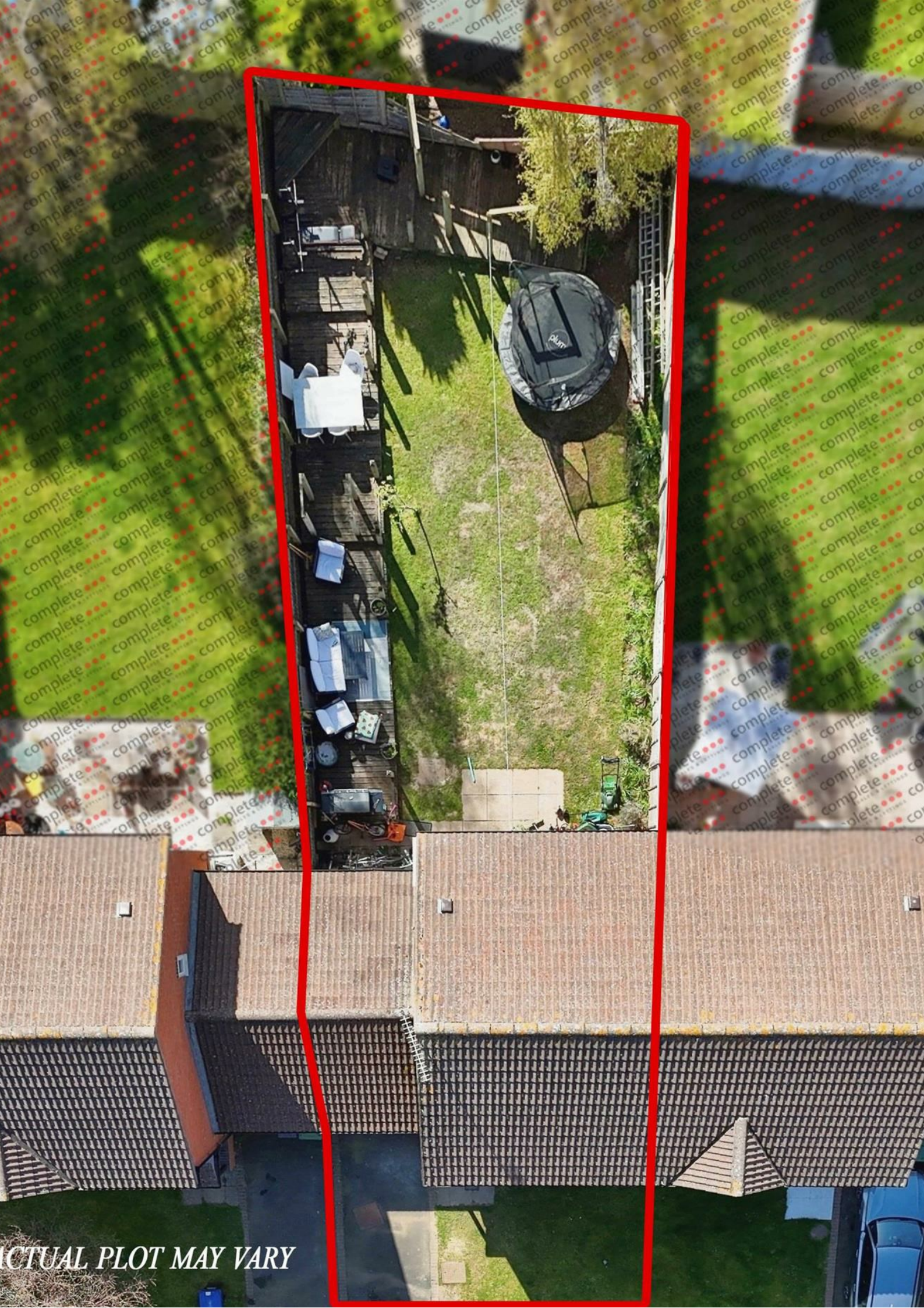


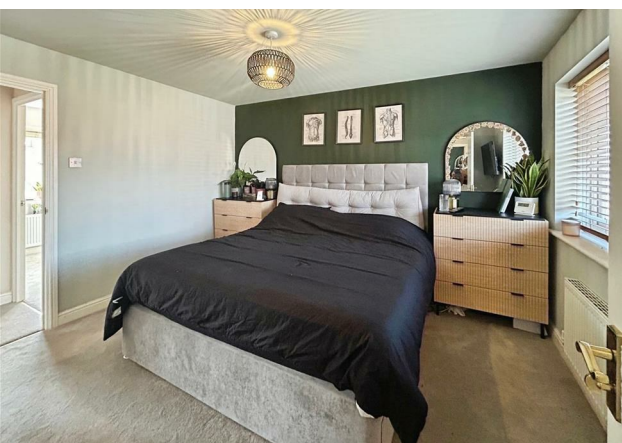
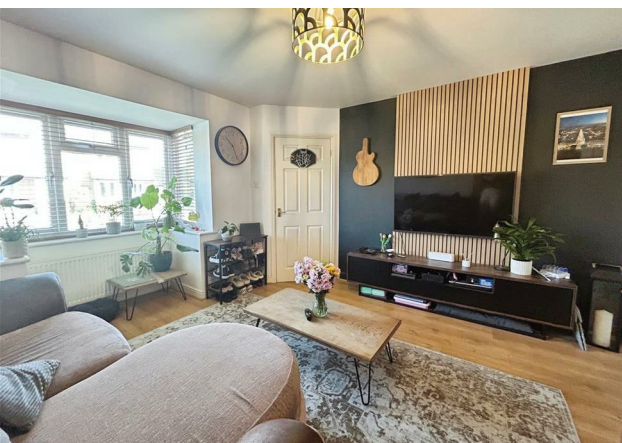


OTTERS REST, SYDENHAM

complete 
SALES & LETTINGS



ACTUAL PLOT MAY VARY



This well-proportioned three-bedroom semi-detached home, built by the highly regarded A.C. Lloyd, is situated in a sought-after and convenient area of Leamington Spa. The property offers spacious living accommodation, ideal for couples or small families looking for comfort and practicality. The highlight of the home is the generous south-facing rear garden, which is mainly laid to lawn, providing an excellent outdoor space for relaxation and entertaining, and enjoying sunshine throughout the day. Internally, the property benefits from a modern en-suite to the master bedroom, enhancing the comfort and convenience of this charming home. The property is also within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking both tranquility and accessibility.

Entrance Hall

Step through a charming timber and stained glass front door into a welcoming entrance hall, featuring stylish laminate wood flooring, a central heating radiator, and staircase leading to the first-floor landing. A door from the hallway opens into the inviting living room.

Living Room

A spacious and light-filled living room boasting a large double-glazed bay window to the front, sleek laminate flooring, a recently installed contemporary media wall acoustic panelling, central heating radiator, and a central ceiling light point — perfect for relaxing or entertaining.

Dining Kitchen

A stylish, newly fitted contemporary kitchen featuring a range of high and low level cupboards and drawers, integrated appliances, a Hisense gas oven, and a four-ring gas hob with extractor and tiled splashback. Additional highlights include sleek tiled flooring, a convenient breakfast bar for casual dining, and a double-glazed window and door providing access to the rear garden.

Bedroom Three

The original garage has been thoughtfully converted into a spacious double bedroom, complete with a separate partitioned area ideal for a workstation or study. This versatile space benefits from a double-glazed window to the front aspect and direct access to the rear garden via a convenient door.

Family Bathroom

A modern family bathroom featuring tiled flooring and partially tiled walls, a heated towel radiator, low-level flush WC, and a sleek hand basin with vanity unit and mixer tap. The suite also includes a bath with mixer tap, an extractor fan, and an obscured glass double-glazed window for added privacy and natural light.

Bedroom One

A generously sized and tastefully decorated master bedroom, featuring newly fitted carpets, a central heating radiator, and a double-glazed window to the front elevation. Additional features include a double-door built-in wardrobe for ample storage and a private door leading to the en-suite shower room.

En-Suite Shower Room

A newly re-fitted en-suite shower room, boasting a generous walk-in shower with both rainfall and handheld shower heads. The suite includes a sleek hand basin set within a modern vanity unit, a low-level flush WC, a heated towel radiator, and an obscured double-glazed window for both privacy and natural light.



Bedroom Two

A well-proportioned double bedroom featuring newly fitted carpet, built-in wardrobes, a central heating radiator, and a double-glazed window overlooking the rear elevation—offering both comfort and a peaceful outlook.

Rear Garden

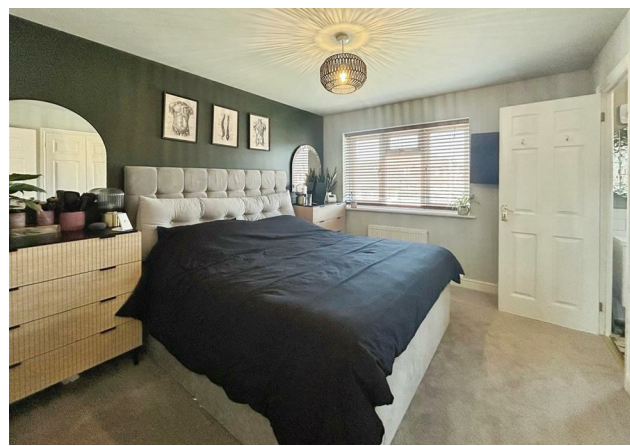
Enjoy a generously sized, south-facing rear garden—perfect for outdoor living—mostly laid to lawn and fully enclosed with fencing for privacy. The space features decking areas to both the side and rear, along with a small patio area ideal for relaxing or entertaining.

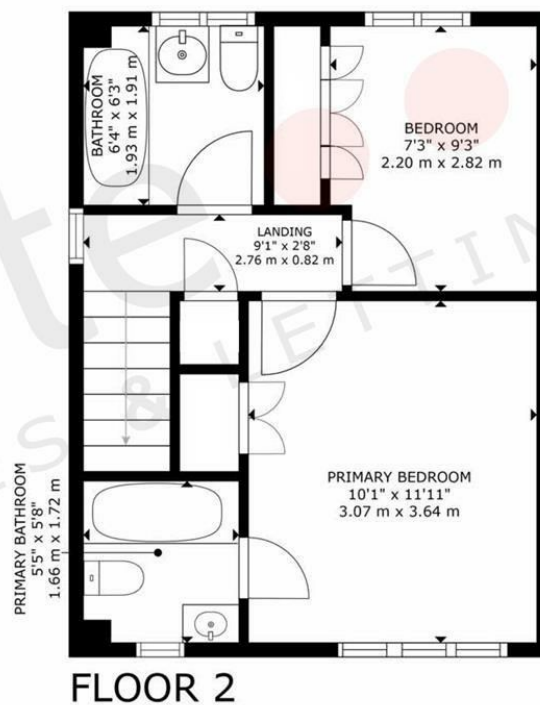
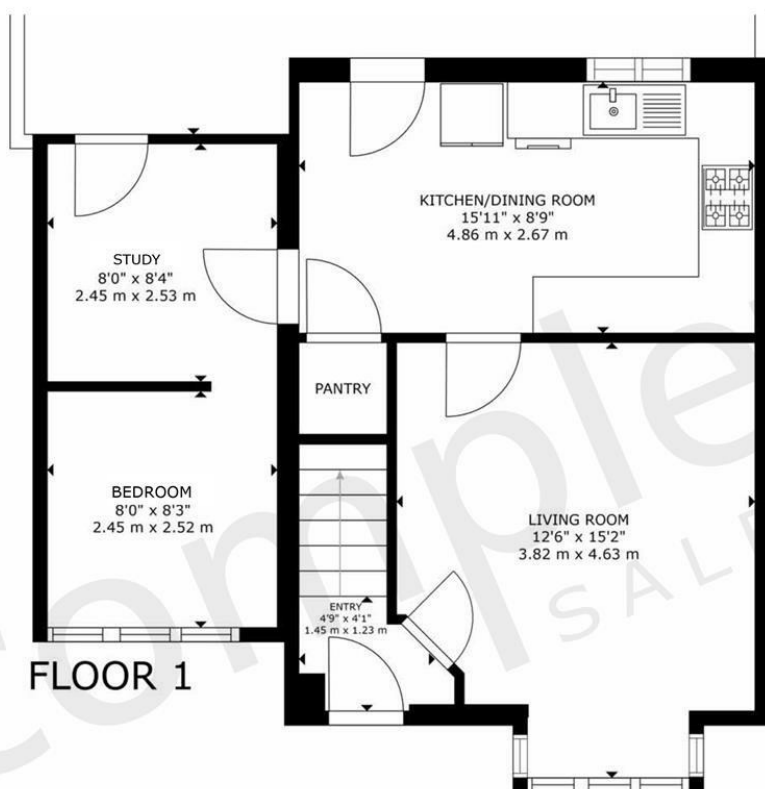
Outside Front

To the front of the property is a lawned fore garden, tarmac driveway and pathway to the entrance.

Location

Millpool Meadows, an AC Lloyd development, forms part of the increasingly popular Sydenham/Whitnash location with local doctors, supermarkets, schools nearby and 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 not far away offering a regular service to Birmingham, 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.





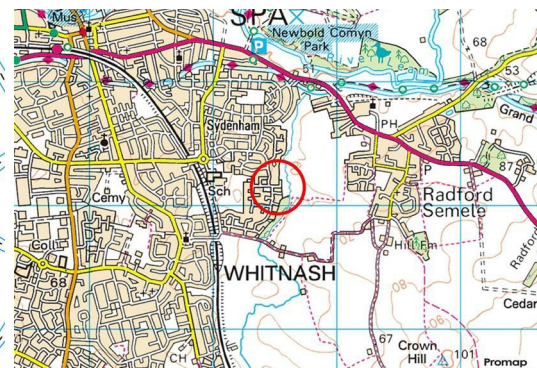
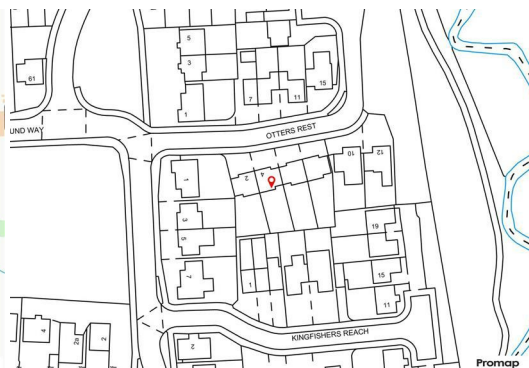
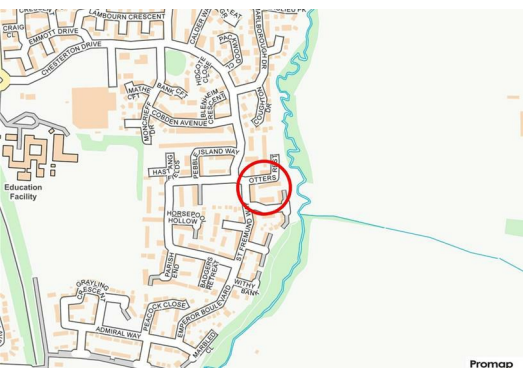
GROSS INTERNAL AREA
 FLOOR 1: 511 sq. ft, 47 m², FLOOR 2: 341 sq. ft, 31 m²
 TOTAL: 852 sq. ft, 79 m²
 EXCLUDED AREA: PATIO: 1,194 sq. ft, 110 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- AC Lloyd Property
- Semi Detached Property
- Newly Fitted Kitchen
- Driveway Parking
- Popular Location

- South Facing Garden
- Three Double Bedrooms
- Garage Conversion
- Lounge
- Ideal First Time Buy



OTTERS REST, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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