



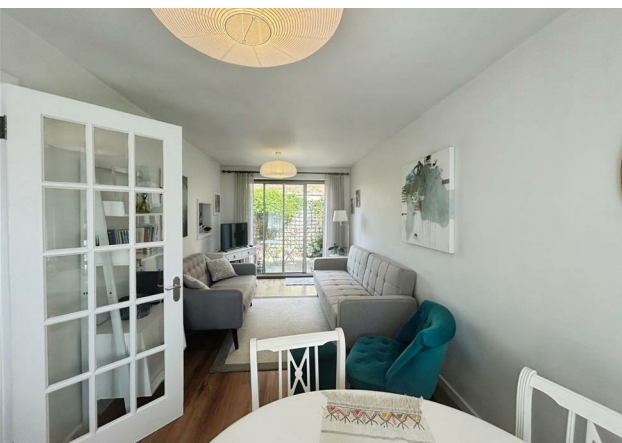
LYNDON COURT, HYDE PLACE

complete ● ● ●  
SALES & LETTINGS









A well-presented mews property in North Leamington Spa, in brief the property comprises:- hallway, lounge/diner, two double bedrooms, kitchen, bathroom and courtyard garden in the highly regarded Milverton area of North Leamington Spa - which is easy walking distance to the town centre and train station. One private parking space.

Lyndon Court - Is a small courtyard development of mews townhouses, being conveniently sited within easy reach of local shops, schools and recreational facilities- such as the Leamington Tennis Club and Victoria Park. Close to the Fat Pug.

#### Entrance Hall

Featuring wood-effect laminate flooring, a central heating radiator, and doors leading to the lounge/diner and kitchen. Stairs ascend to the first-floor accommodation. Stylish spotlights complete the space.

#### Living Room

Offering a spacious layout with laminate flooring, two ceiling light points, and a double-glazed window to the front aspect that fills the room with natural light. The generous living space is enhanced by patio doors leading to the rear courtyard, along with a central heating radiator for added comfort.

#### Kitchen

A well-equipped, spacious fitted kitchen featuring a range of high and low-level storage cupboards and drawers. There's ample space for a fridge freezer, oven, and washing machine. The kitchen is finished with tiled flooring and splashbacks, a stainless steel sink and drainer with a mixer tap, and a double-glazed window overlooking the rear courtyard. The kitchen also houses the efficient Worcester boiler.

#### Master Bedroom

A generously sized double bedroom, fully carpeted, featuring two large windows that allow plenty of natural light. The room also includes a ceiling light point and cleverly integrated eaves storage/fitted wardrobe, offering excellent space-saving solutions. A central heating radiator ensures comfort throughout.

#### Bedroom Two

A comfortable second double bedroom, fully carpeted and featuring a double-glazed window to the rear elevation that provides a pleasant outlook. Additional features include a central heating radiator and a ceiling light point, creating a warm and inviting space.

#### Family Bathroom

A well-appointed bathroom with partly tiled walls, featuring a bath with shower over, a low-level flush WC, and a ceramic hand basin. Additional highlights include a central heating radiator, ceiling light point, and a double-glazed obscured glass window to the rear elevation for privacy and natural light.

#### Courtyard Garden

A secluded courtyard garden enclosed by timber fencing and a partial wall, primarily laid to patio. This charming outdoor space offers ample room for potted plants, vibrant flowers, or even a BBQ—perfect for relaxing or entertaining. A timber gate provides convenient side access.





### Front and Parking

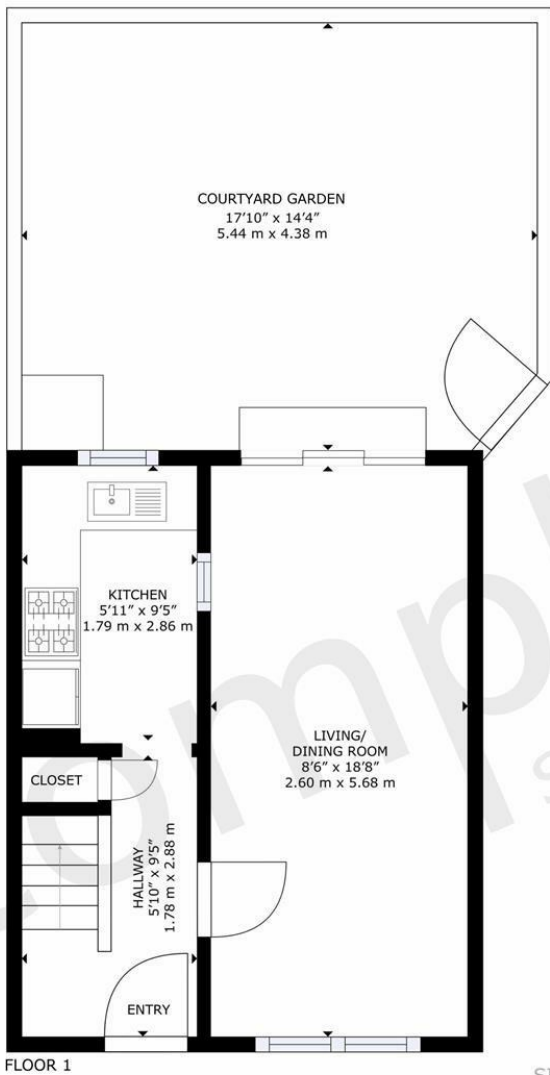
To the front of the property is a block paved driveway with private parking for two vehicles, there is also ample free parking on Hyde Place.

### Location

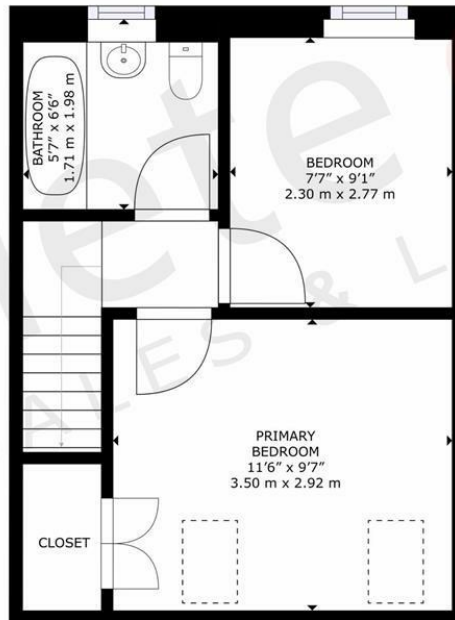
A wonderful & peaceful location just off Warwick Place, in very central Leamington Spa. Situated in the sought-after conservation area of tree-lined roads, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 10-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).







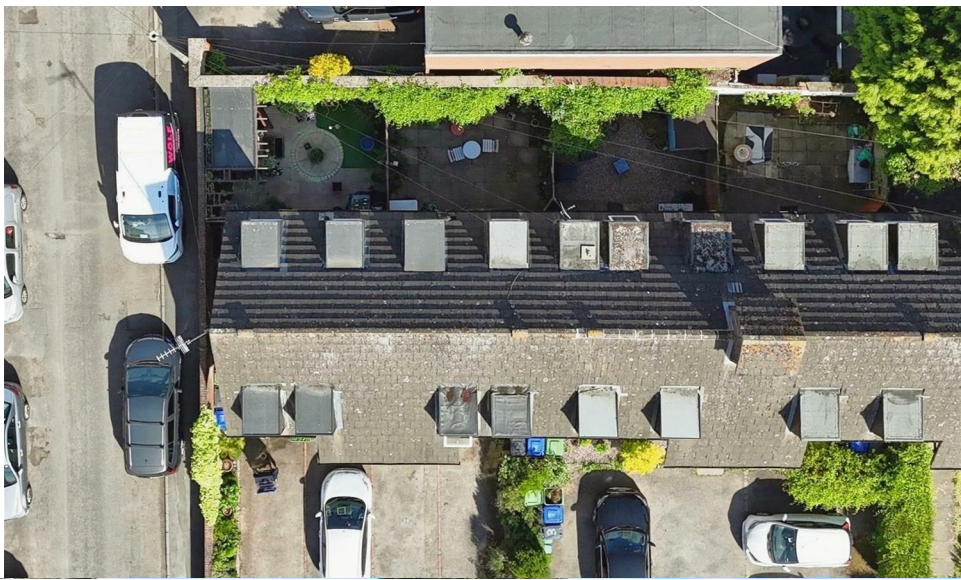
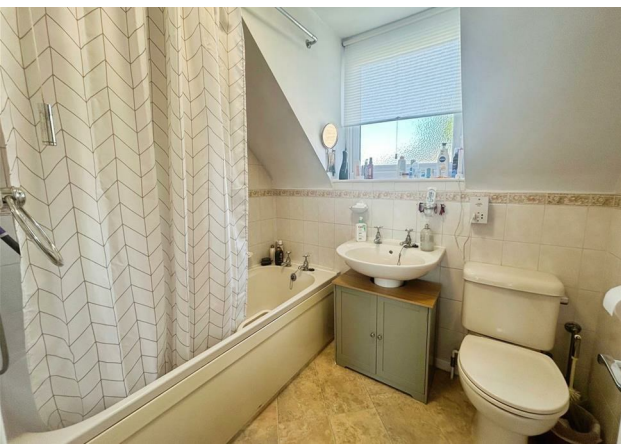
FLOOR 1



FLOOR 2

**GROSS INTERNAL AREA**  
FLOOR 1: 294 sq. ft, 27 m<sup>2</sup>, FLOOR 2: 294 sq. ft, 27 m<sup>2</sup>  
TOTAL: 588 sq. ft, 54 m<sup>2</sup>

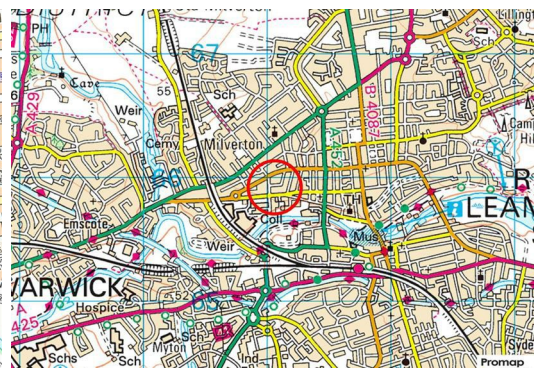
EXCLUDED AREA: PATIO: 253 sq. ft, 24 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





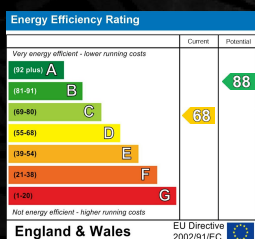


- Mews Property
- Living Room/Diner
- Bathroom
- Parking Space
- Walking Distance To Town Centre
- Two Bedrooms
- Kitchen
- Rear Courtyard Garden
- North Leamington Location
- Ideal First Time Buyer Property



## LYNDON COURT, LEAMINGTON SPA

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



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