



## THE FAIRWAYS, NORTH LEAMINGTON

complete ● ● ●  
SALES & LETTINGS



An aerial photograph of a suburban neighborhood. In the center, a white sign with a black border is mounted on a white pole. The sign features the text 'complete' in white, followed by three red dots, and 'SALES & LETTINGS' in smaller white text below it. Below this, the words 'FOR SALE' are written in large, bold, black capital letters. The sign is positioned in front of a two-story house with a white front half and a red brick back half. The house has a dark tiled roof and a light green garage door. To the left of the house is a driveway with a blue car and a dark car. The surrounding area is filled with other houses, trees, and a paved road in the foreground. The background shows a dense residential area with many houses and trees, leading up to a line of trees and a field in the distance.

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SALES & LETTINGS  
**FOR SALE**





Complete Estate Agents are delighted to present this exceptional 1960s detached and extended family home, perfectly positioned on a generous corner plot along a peaceful, tree-lined avenue in highly sought-after North Leamington, just off Beverley Road and overlooking the green to the front. The first time in 40 years this home is available to buy!

The property offers a welcoming storm porch, entrance hallway, guest WC, an impressive L-shaped lounge diner with bi-fold doors, a stylish kitchen diner with painted oak cabinetry and granite worktops, and an extended vaulted-ceiling sitting room. A separate utility adds further practicality. Upstairs, there are five bedrooms, including a superb main suite with a walk-in wardrobe and en-suite, complemented by a modern family shower room. Outside, the home enjoys a beautifully mature south-west facing garden, a double garage with an electric roller door, front lawn, and ample paved parking. The sizeable 0.15-acre plot also presents potential for future extensions, subject to planning. This location remains one of North Leamington's most desirable, combining excellent school catchments with the convenience of being within walking distance of the town centre.

It's in the details...

#### Hallway

Painted timber door leads into the hallway, which has herringbone vinyl flooring and wallpapered walls. There is a carpeted staircase leading to the first floor with painted spindles and a handrail. Open storage below with a radiator, doors to the lounge/diner, dining kitchen and guest WC.

#### Lounge Diner

A large L-shaped lounge diner which has a panoramic uPVC double glazed window that enjoys the front green, bi-folding double glazed doors lead to the garden, and a further uPVC double glazed window to the rear. There are three ceiling light points, two radiators, coving and a marble open fire with a painted timber surround.

#### Kitchen Diner

A very stylish kitchen diner, with slate effect flooring, sage painted oak kitchen with antique style handles, granite worktops which include a sunken Franke black sink, with engraved drainer and surface mounted mixer tap. There is an intelligent pull-out corner racking unit, a fitted Neff dishwasher, pan drawers, a Neff induction five plate electric hob, with granite splashback and extractor above. Fitted Neff double oven, two pull-out large storage cupboards and a useful breakfast bar. Also down-lighting, a uPVC double glazed window with a great view of the garden, with modern fitted shutters. There are glazed doors through to the sitting room extension and utility.

#### Sitting Room

A vaulted ceiling gives a great sense of space, with exposed beams, feature painted wall, oak flooring, a large radiator, a uPVC double glazed window that looks to the garden and a uPVC double glazed door patio.

#### Utility

With a continuation of the slate effect flooring, oak cabinets with worktops, a one-and-a-half bowl stainless steel sink with mixer tap and drainer. Space and plumbing for a washing machine and space for a dryer. An extractor, strip lighting, an oak door to the side passage and a door through to the garage.

#### Landing

Carpeted landing and painted timber doors lead to the bedrooms and bathroom. There are patterned wallpaper walls and a large loft hatch with a pulldown ladder that goes to the boarded loft.

#### Bedroom One

Very spacious suite, with two uPVC double glazed windows to the front, both with fitted modern shutters. Oak door walk-in wardrobe with oak shelving, hanging rails, lighting and a uPVC double glazed window. Door to the en-suite. Accessed via bedroom five.

#### En-Suite

A large glass shower cubicle with a sliding glass door, a rainfall thermostatic shower with a handheld attachment. Tiled flooring, pedestal hand wash basin, a toilet, fully tiled walls, radiator, down-lights, an extractor and a uPVC double glazed window.

#### Bedroom Two

Spacious double bedroom with a fitted wardrobe and storage cupboard. There's a radiator and a panoramic uPVC double glazed window with a brilliant view of the front garden and the green to the front.

#### Bedroom Three

A double bedroom which has a uPVC double glazed window with a great view of the rear garden and trees. There is a radiator.

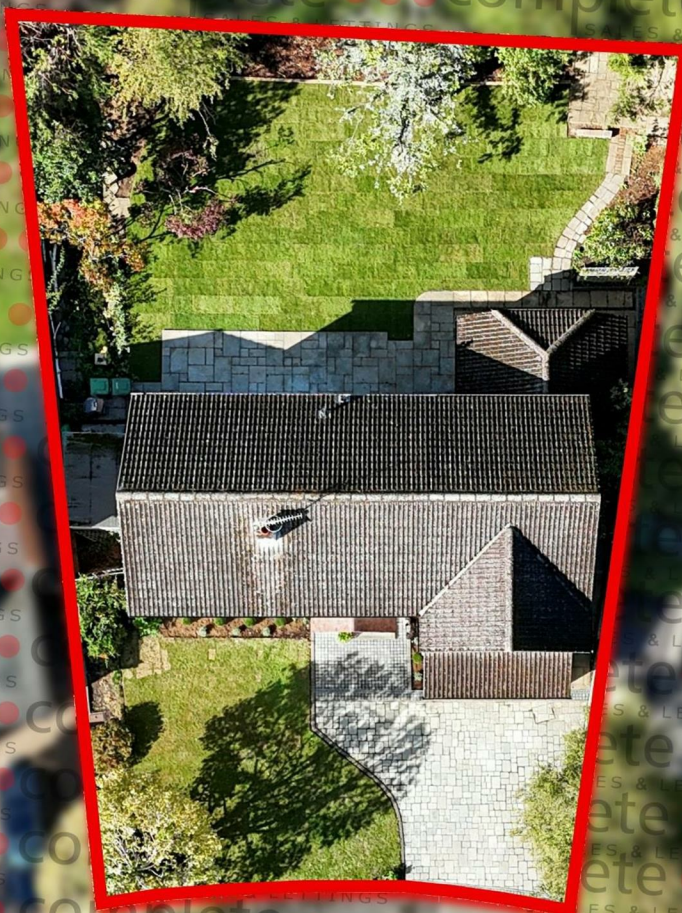
#### Bedroom Four

Double bedroom freshly decorated, there is a radiator, fitted wardrobe and two uPVC double glazed windows with a great view of the front garden and the front.

#### Bedroom Five

This bedroom is straight off the hallway and has a door through to bedroom one, but could be a great dressing room, nursery or office space. Freshly decorated, there is a radiator, a uPVC double glazed





**RED LINES ARE GUIDANCE ONLY-ACTUAL PLOT WILL VARY**

window overlooking the garden with modern fitted shutters.

#### Bathroom

A fully tiled shower room, which has a toilet, a vanity storage unit with bowl-style sink and a mixer tap. A glass quadrant shower enclosure, with a mains thermostatic shower. There's an electric shaver point, an extractor, downlights, a white towel radiator and a door through to an airing cupboard, which has shelving, a gas boiler and a hot water tank. A uPVC double glazed window to the rear.

#### Double Garage

The garage was formally used as a workshop, so it has plenty of electric plug sockets, lots of strip lighting, and an electric roller garage door.

#### Rear Garden

Substantial mature garden with a large sandstone patio and there is pathways that lead to a further raised terrace. There's a newly laid lawn, mature trees, plants and bushes. A barked area to the rear is retained by timber sleepers. The side of the property has a pathway that is gated to the front and on the other side of the property is a good side garden, which has hard-standing for a large shed. There is outside lighting, both hot and cold water taps and electrics.

#### Front & Parking

There is a front lawn with a small tree and some planting. There is a brick and timber-built attractive porch, cobbled parking for two cars and outside lighting.

#### Location

Set back in a cul-de-sac on a corner plot, amongst stunning individual detached properties along this peaceful drive. These homes are mature, trendy and rare, especially with a westerly-facing garden. North Leamington proves very popular and this road is seen as one of the most desirable, with cul-de-sacs around Northumberland Road & Beverley Road being the sought-after 'place-to-be'. Access to the local town is convenient with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a 20-minute walk from this property. School catchments for this property are second to none in many private and state schools.





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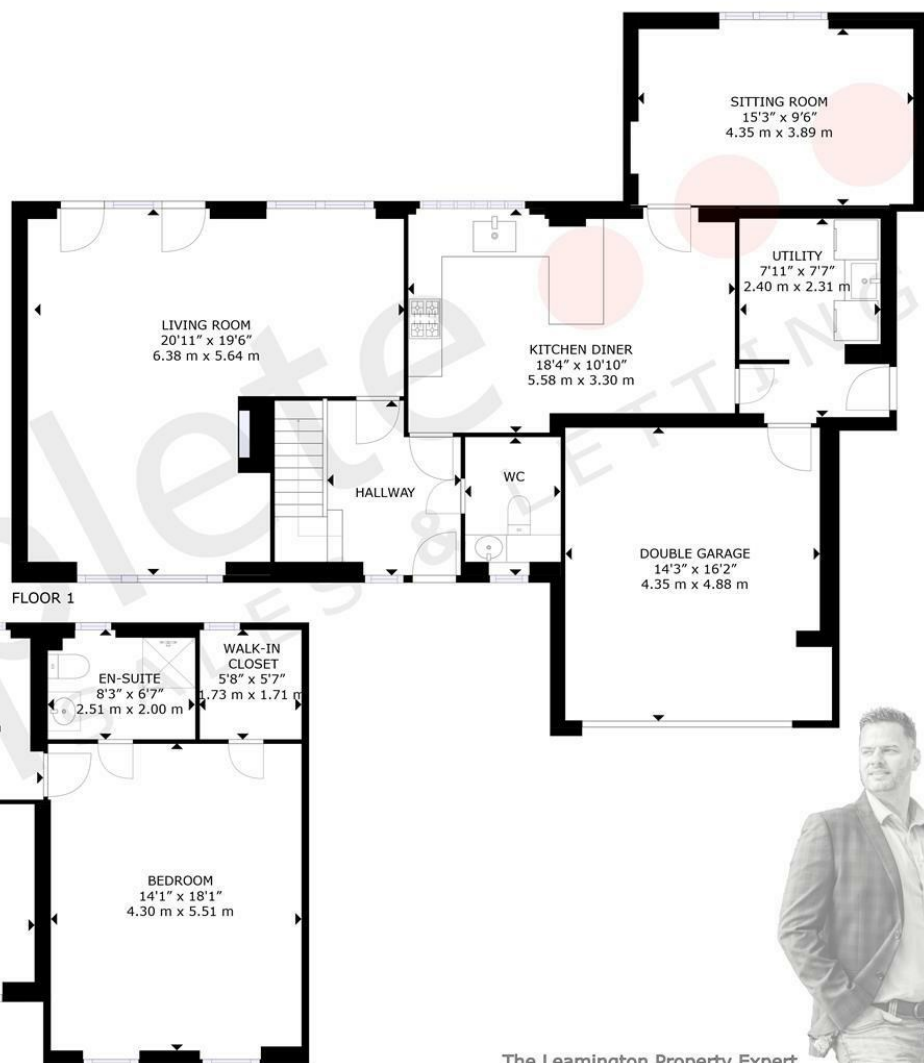
GROSS INTERNAL AREA

FLOOR 1: 1,028 sq. ft, 95 m<sup>2</sup>, FLOOR 2: 992 sq. ft, 92 m<sup>2</sup>

**TOTAL: 2,020 sq. ft, 187 m<sup>2</sup>**

EXCLUDED AREA: GARAGE: 233 sq. ft, 21 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



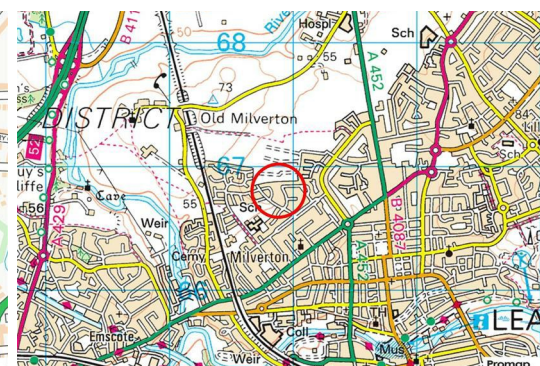
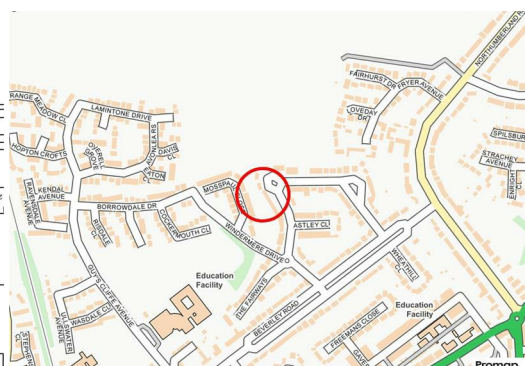
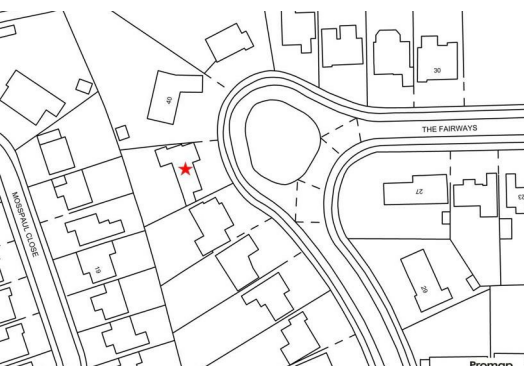
The Leamington Property Expert





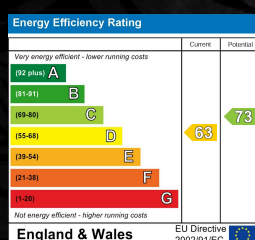


- An Extended Mature Detached
- Five Bedrooms
- L-Shaped Lounge Diner
- Utility & Double Garage
- En-Suite & Walk-In Wardrobe
- 0.15 Acre Plot
- Prestigious North Leamington
- Oak Painted Kitchen Diner
- Off Road Parking & Storm Porch
- No Chain & Green Peaceful Area



## THE FAIRWAYS, LEAMINGTON SPA

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



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