



RAINSBROOK CLOSE, FLYING FIELDS

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SALES & LETTINGS





A 1997 detached home in the Flying Fields development facing a play area, just off Daventry Road on the outskirts of Southam. The home comprises an entrance hall, guest WC, living room, dining room, kitchen, utility, four bedrooms, an en-suite and a family bathroom. There is an integral garage, block paved off-road parking, green areas to the front and a west-facing rear garden. Offered no chain and needs some upgrading- but offers potential for improvements and extensions subject to planning permissions.



It's in the details...

Approach

The well-presented accommodation is accessed via a block-paved driveway leading to the garage, with shrub borders and a paved path leading to the front door.

Entrance Hall

The entrance hall features stairs to the first floor, a storage cupboard, a radiator, and doors to:



Cloakroom

Fitted with a wash hand basin with tiled splashbacks, a low-level WC, and a radiator.

Lounge

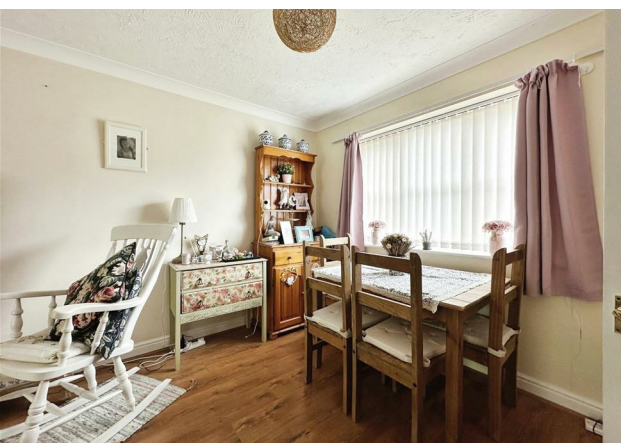
The lounge includes a double glazed window to the front aspect and double glazed French doors leading out to the rear garden. Additional features include a fireplace, an under-stairs storage cupboard, a television point, a telephone point, and a radiator.

Breakfast Kitchen

The breakfast kitchen has a double glazed window to the rear aspect. It is fitted with a range of wall and base units with work surfaces, a one-and-a-half bowl sink, an integrated oven, a gas hob with a cooker hood, a radiator, and a breakfast bar.

Utility

The utility room features a double glazed door to the rear aspect, wall and base units with work surfaces, a radiator, and space for a washing machine and fridge/freezer.



Dining Room

The dining room includes a double glazed window to the front aspect.

First Floor Landing

The landing includes a double glazed window to the rear aspect, an airing cupboard, access to the loft, and doors to:

Main Bedroom

The main bedroom has double glazed windows to the front aspect, built-in wardrobes, a television point, a radiator, and a door to:

En Suite

The en-suite includes a double glazed window to the front aspect, a shower cubicle, a wash hand basin, a low-level WC, part-tiled walls, a heated towel rail, and an extractor fan.



Bedroom Two

This bedroom includes double glazed windows to the rear aspect and a radiator.

Bedroom Three

The third bedroom features a double glazed window to the front aspect and a radiator.

Bedroom Four

The fourth bedroom includes a double glazed window to the rear aspect and a radiator.



Bathroom

The bathroom has an obscure double glazed window to the side and features a bath with a shower, a pedestal wash hand basin, a low-level WC, a shaver point, part-tiled walls, a radiator and an extractor fan.

Rear Garden

The rear garden is enclosed with timber fencing and a brick wall, featuring a paved patio and lawn area with shrub borders. There is also access to the front of the property.

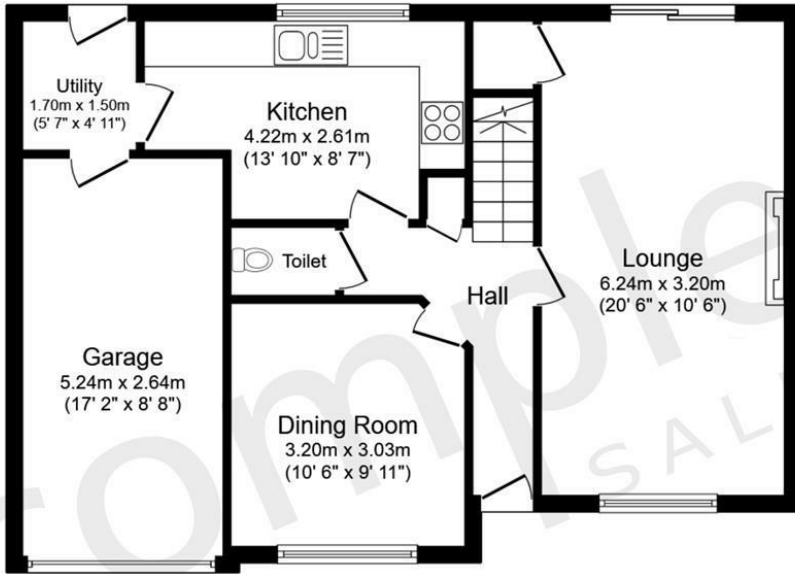
Garage

The single garage includes an up-and-over door, power, and light. Door to the utility.

Location

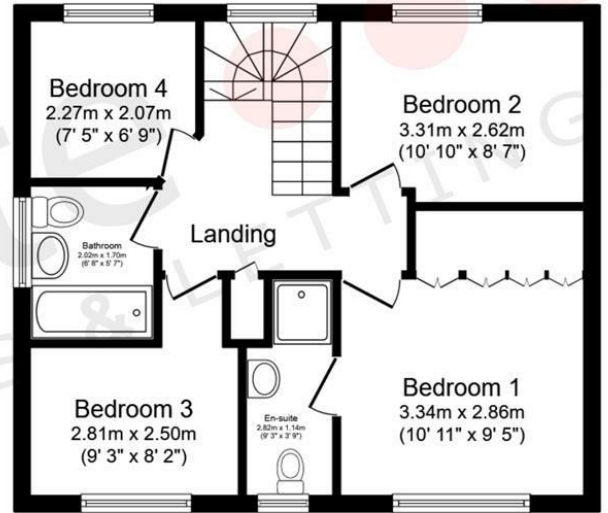
The well-regarded historic market town of Southam offers a blend of rural community living with the conveniences of town amenities. Ideally located between Coventry and Banbury on the A423, Southam offers easy connections to Royal Leamington Spa, the historic town of Warwick, Shakespeare's Stratford upon Avon, Gaydon, Daventry, and Rugby, with mainline railway links to Birmingham and London. The town enjoys excellent access to major road networks, including the M40, M6, M69, and M1. Within Southam, there are three primary schools: Southam Primary School, St Mary's Catholic School, and St James Church of England, all rated outstanding by Ofsted. Southam College Secondary School also holds an outstanding rating. Nearby private education options include Princethorpe, Leamington Spa, Rugby, and Warwick. Southam offers a variety of shops, including a hardware store, a pharmacy, a newly built library, hairdressers, a local grocery store, and larger supermarkets. The town hosts a weekly market on Tuesday mornings and a monthly farmer's market featuring local produce. Numerous public houses and cafes add to the town's charm.





Ground Floor

Floor area 66.8 m² (719 sq.ft.)



First Floor

Floor area 45.4 m² (489 sq.ft.)

TOTAL: 112.2 m² (1,208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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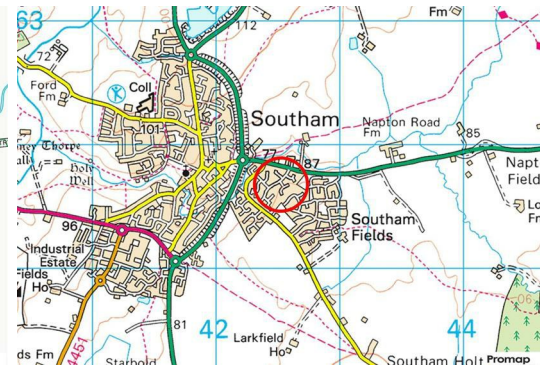
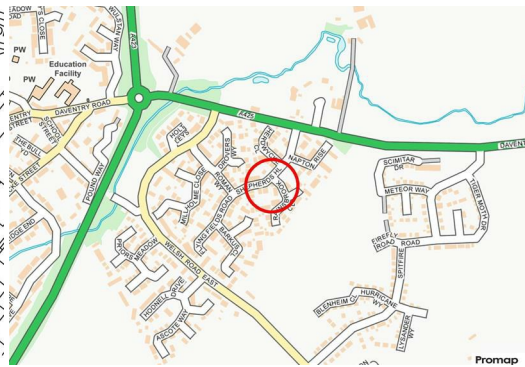
Brian Williams
01926 887723
The Leamington Property Expert





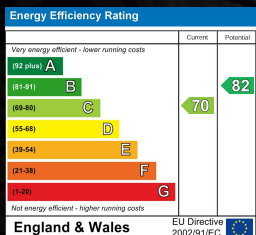
- Detached Home
- Four Bedrooms
- Utility & WC
- Dining Room
- Garage & Off Road Parking

- Facing Park To The Front
- En-Suite & Family Bathroom
- Living Room
- Kitchen
- No Onward Chain



RAINSBROOK CLOSE, SOUTHAM

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



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