



Leigh Crescent, Southam, CV47

Guide Price £249,950

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- 3 Good Sized Bedrooms
- Potential For Garage & Driveway (subject to planning)
- Large Rear Garden
- Lounge/Diner
- Modern Kitchen
- Sought After Village
- Close To Amenities

A BRILLIANT 3 BEDROOM FAMILY HOME WITH A GENEROUS REAR GARDEN AND FABULOUS AMOUNT OF POTENTIAL. BOOK TO VIEW TODAY!

Located in the sought after village of LONG ITCHINGTON this lovely property is a short walk from the village school, shops and several public houses. The property itself comprises pebbled front garden, entrance hall, sizable LOUNGE/DINER leading to a modern KITCHEN. Upstairs there are 3 GOOD SIZED BEDROOMS, a family BATHROOM and a separate WC. Outside is where this home truly excels, with a fabulous sized lawn with pretty planted borders, several seating areas and a shaded patio to the side, an idea place to escape the sun on a hot day. This property must be viewed to be appreciated! BOOK YOUR VIEWING TODAY!





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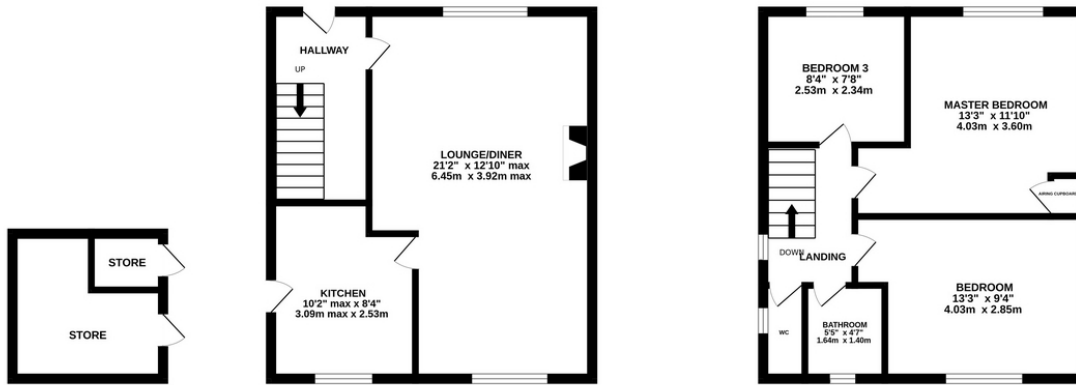
 0.08 ac

 829 sq ft



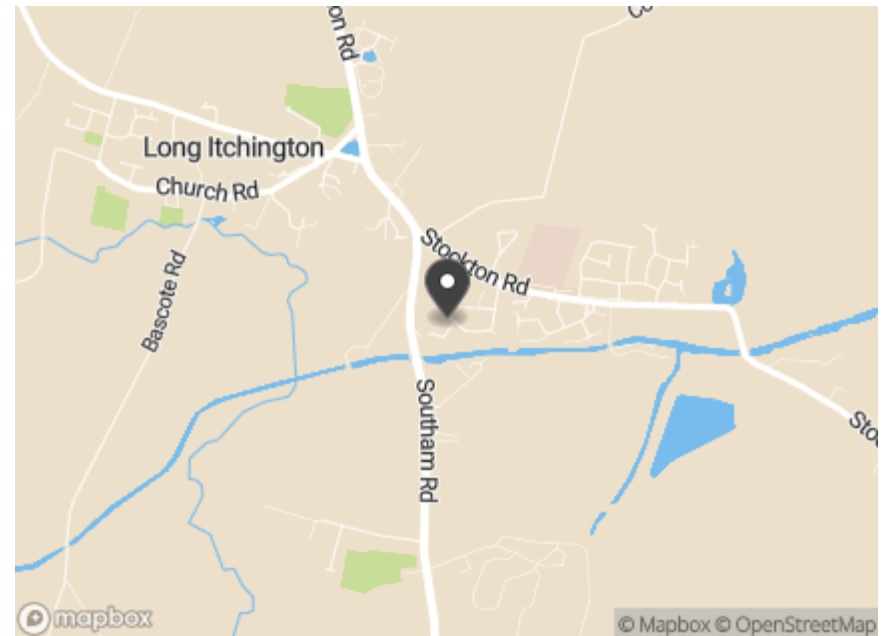
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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