



**Connells**

Charlecote Gardens  
Sydenham Leamington Spa



## Property Description

Located in a popular and well-regarded area of Leamington Spa, this well-presented semi-detached family home is offered for sale with no onward chain, making it an ideal purchase for families, first-time buyers, or investors alike.

The accommodation begins with a welcoming entrance hallway which leads into a bright and comfortable living room. From here, a door opens into the kitchen diner, a practical and sociable space featuring doors that lead directly out to the rear garden, perfect for everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, providing ample space for growing families or home working.

Externally, the property benefits from a driveway to the front providing off-street parking for two vehicles. To the rear is a pleasant garden, mainly laid to lawn with raised beds for planting, offering a lovely outdoor space to enjoy throughout the year.

Early viewing is recommended to appreciate the location and accommodation on offer

## Approach

Having a driveway to the side and a pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, laminate flooring and a radiator with a door leading through to the lounge.

## Lounge

14' 9" min x 11' 6" max ( 4.50m min x 3.51m max )

Spacious, light and airy lounge consisting of an electric fire place, laminate flooring, a radiator, television point and a double glazed bay window to front elevation.

## Kitchen/Diner

10' 3" max x 14' 9" max ( 3.12m max x 4.50m max )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven and a gas hob with cooker hood over, whilst providing space for a washing machine, a dishwasher and a fridge/freezer. Housing the wall mounted gas central heating boiler and comprising a built-in understairs cupboard, a radiator, a double glazed window to rear elevation and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the loft and doors to all bedrooms and the family bathroom.

### Bedroom One

13' 6" max x 8' 3" ( 4.11m max x 2.51m )

Double bedroom having a radiator and a double glazed window to front elevation.

### Bedroom Two

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bedroom Three

8' 9" max x 6' 2" max ( 2.67m max x 1.88m max )

Benefitting from a built-in storage cupboard, a radiator and a double glazed window to front elevation.

### Bathroom

Four piece suite fitted with a wash hand basin, bath with mixer taps, separate shower cubicle and a low level W/C. Having pannelled walls, ceiling spotlights, a radiator, an extractor fan and a double glazed window to rear elevation.

### Outside

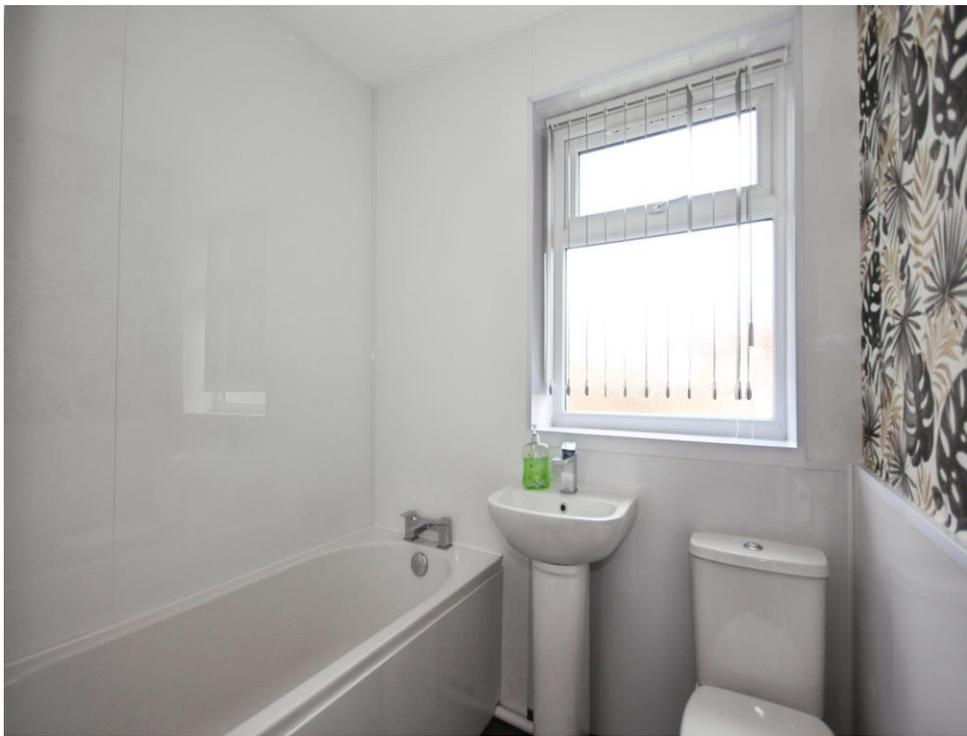
### Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed. Having a patio area and raised flower beds with a gate leading to the driveway at the front.

### Parking

Driveway providing off road parking for two cars.

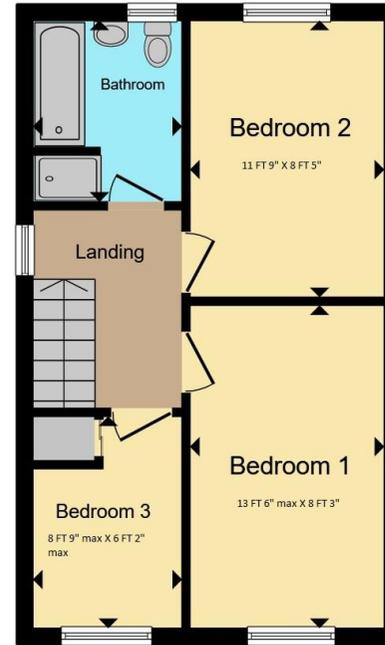








**Ground Floor**



**First Floor**

Total floor area 71.9 m<sup>2</sup> (774 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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