



STIRLING AVENUE, LEAMINGTON SPA, CV32 7HN



# Property Description

\*\*\* OPEN HOUSE SATURDAY 18th APRIL 1pm \*\*\*

Located in a popular North Leamington Spa location, just off Telford Avenue is this impressive, extended family home. Since the current owners purchased, the property has undergone a transformation and wide list of improvements. A sizeable rear extension was completed in 2020 to provide a real heart of the home with an open plan kitchen, dining, family area with double doors onto the South East facing rear garden. The property is a short walk from Telford Primary School and North Leamington School with a number of local conveniences situated close by.

In brief the property comprises of, entrance hall with under stairs storage, downstairs W/C, living room with feature bay window. Large family kitchen area with dining space along with a wall of storage. The kitchen has a range of floor and wall mounted units including induction hob with extractor over, double oven and breakfast bar. This space benefits from a "wet" underfloor heating system along with electric controlled Velux windows and built in blinds. To the left is a utility area with Bosch boiler installed in 2020 and plumbing for several appliances. A doorway then leads through to a home office and garage access. On the first floor there are three bedrooms, two of which have fitted wardrobes, and a recently refitted family bathroom with separate shower and bath.

To the rear of the property is a wonderful South East facing garden with outdoor electrics, lighting, and a hot and cold-water tap. To the front of the property is off street parking for at least two vehicles.

This property is a Must be Viewed to Appreciate the quality of finish and over all usable modern family living space the current owners have created. Viewings are strictly by appointment only.





## Key Features

- Open House Saturday 18th 1pm
- Large Rear and Side Extension
- Desirable North Leamington Spa Location
- Telford Primary and North Leamington School Catchment
- Open Plan Family, Dining, Kitchen
- Utility and Home Office Space
- Living Room
- Three Bedrooms
- Family Bathroom
- South East Facing Rear Garden

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



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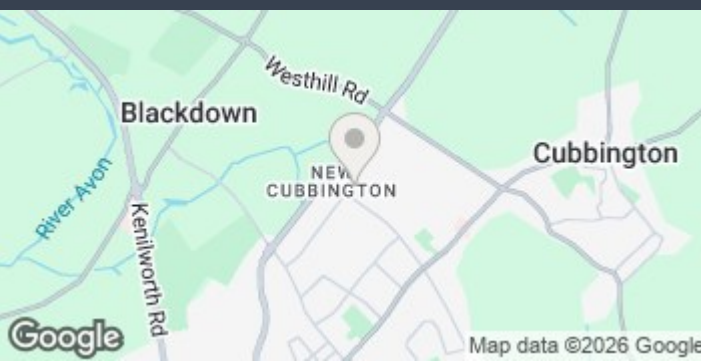


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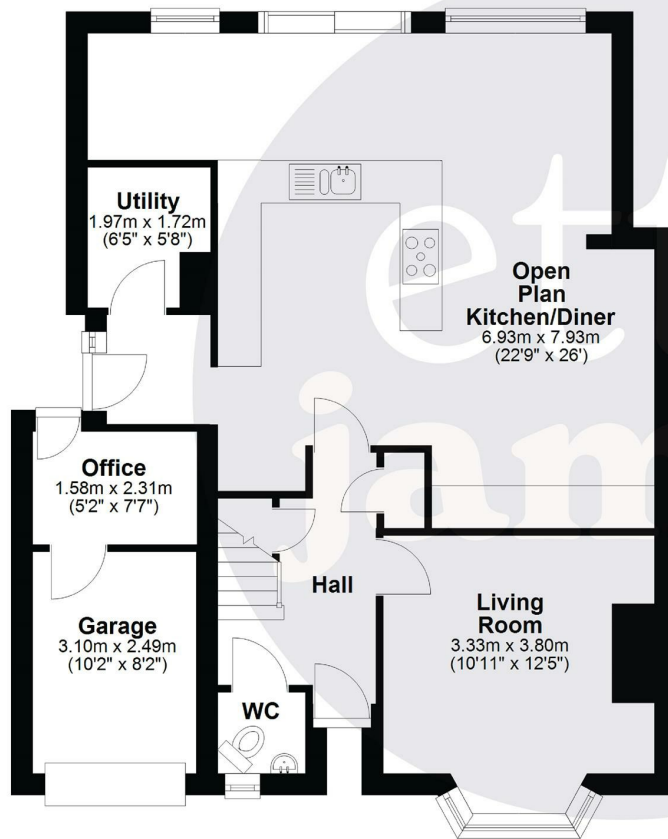
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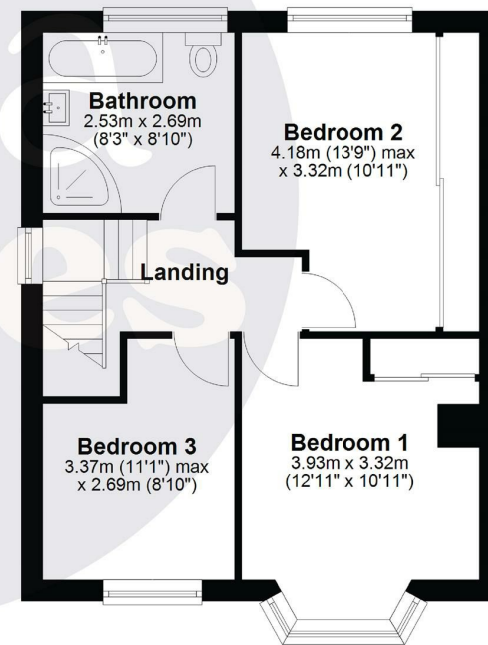
### Ground Floor

Approx. 83.4 sq. metres (898.0 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

