



OFFERS OVER  
**£360,000**

**Parish End**

Leamington Spa, CV31 1AJ

## PROPERTY SUMMARY

Occupying a delightful position on the south-eastern fringes of Leamington Spa, this exceptional family home represents the very best of modern living. Constructed by highly regarded local developers AC Lloyd and subsequently enhanced and well maintained by the current owners, the result is a house that feels every bit as special as it looks. From the moment you step inside, the standard of presentation is immediately apparent. Every room has been cared for with remarkable attention to detail, creating an atmosphere that is both elegant and effortlessly welcoming. The accommodation extends to over 1,020 sq ft and is perfectly configured for contemporary family life.

The spacious living room provides a wonderful setting for relaxing and entertaining, whilst the breakfast kitchen creates a practical yet stylish heart of the home. A superb conservatory has been designed so successfully that it feels entirely integrated into the original house, flooding the living space with natural light and offering delightful views across the garden. The former garage has been expertly converted to provide an invaluable home office, ideal for modern working patterns.

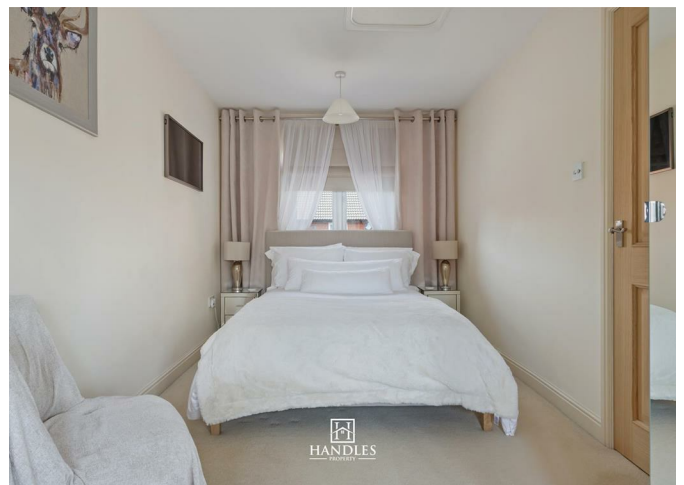
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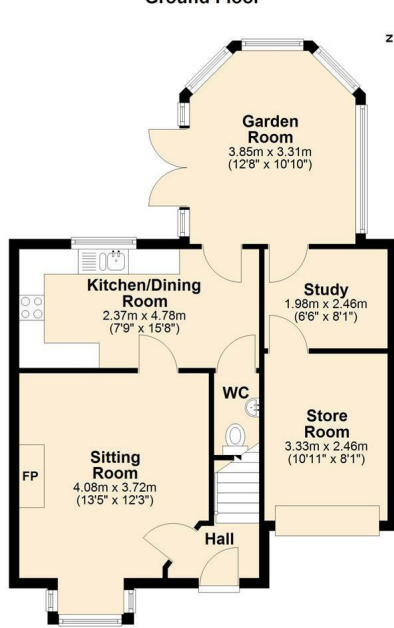
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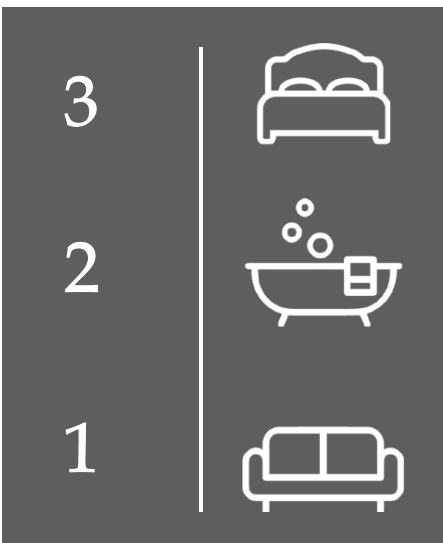
**Ground Floor**



**First Floor**



Total area: approx. 94.9 sq. metres (1021.3 sq. feet) + Store Room approx. 8.91 sq. metres (88.15 sq. Feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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