



**Connells**

Stidfall Grove  
Leamington Spa



## Property Description

This generously proportioned bungalow offers just under 1,400 sq ft of versatile accommodation and is pleasantly positioned at the end of a quiet cul-de-sac, backing directly onto a beautiful nature reserve, creating a peaceful and private setting.

The property is approached via a driveway providing off-road parking for two vehicles. Upon entering, you are welcomed into a spacious entrance hallway with doors leading to the principal living areas. The kitchen is well laid out and benefits from a door through to the utility room and former garage, offering excellent additional storage or potential for further adaptation.

The living room is a bright and inviting space and opens into the conservatory, which enjoys views over the rear garden and has a door leading outside. From the conservatory there is also access to bedroom three, ideal for use as a study, guest room or hobby space.

There are three bedrooms in total, with the master bedroom benefiting from a dressing area and a large en-suite bathroom. A further shower room and separate WC serve the remaining bedrooms.

Outside, the property boasts a private rear garden which backs directly onto the nature reserve, providing a lovely outlook and a high degree of seclusion - perfect for enjoying the outdoors in a tranquil setting.

Located in the sought-after Sydenham area of Leamington Spa, this home combines space, privacy and a desirable position. The property is offered for sale with no onward chain.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Via a driveway to the front providing off street parking for two cars and a door leading into the entrance hallway.

## Entrance Hallway

Welcoming entrance hallway having tiled flooring, a radiator and doors leading to all rooms.

## Cloakroom

Fitted with a wash hand basin with vanity unit, a radiator and a double glazed window to side elevation. Housing the gas central heating boiler.

## Lounge

18' 8" max x 15' 8" max ( 5.69m max x 4.78m max )

Generously sized, light and airy lounge consisting of n electric fire place with brick surround, a radiator, a television point and sliding patio doors leading to the Conservatory.

## Conservatory

9' 6" max x 8' 7" max ( 2.90m max x 2.62m max )

Consisting of UPVC construction and tiled flooring, a door leading to the rear garden and a door into bedroom three.

## Kitchen

7' 1" x 12' 9" ( 2.16m x 3.89m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising tiled flooring, a double glazed window to front elevation and a door to the outbuilding.

## Outbuilding

13' 5" max x 17' 3" max ( 4.09m max x 5.26m max )

Accessed via the kitchen area currently being used as a utility / gym with a window to the front elevation.

## Bedroom One

9' 9" max x 19' 6" max ( 2.97m max x 5.94m max )

Sizeable double bedroom benefitting from built-in wardrobes, a radiator, laminate flooring, a double glazed window to side elevation and a door to;

## En-Suite

Three piece suite fitted with two wash hand basins, a shower cubicle and a low level W/C. having fully tiled walls, tiled flooring, a heated towel rail and a double glazed window to rear elevation.

## Bedroom Two

9' 1" x 15' 5" ( 2.77m x 4.70m )

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

## Bedroom Three

7' 7" x 8' 2" ( 2.31m x 2.49m )

With a radiator, laminate flooring and a door leading into the conservatory.

## Bathroom

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to front elevation.

## Outside

### Rear Garden

Well-maintained garden being mainly laid to hard paving and fence enclosed. Having a shed and gated side access.

### Parking

Driveway providing off road parking for two cars.









Total floor area 129.6 m<sup>2</sup> (1,395 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



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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