



LEIGH CRESCENT SOUTHAM, CV47 9QS

GUIDE PRICE £269,000
FREEHOLD

Set on the edge of the highly desirable village of Long Itchington, with excellent local amenities, superb transport links, and picturesque canal-side walks right on its doorstep, this spacious three-bedroom detached home offers an exceptional opportunity.

Boasting generous living accommodation and plenty of potential throughout, this property is ideal for buyers looking to create their dream home. Combining a sought-after location with versatile living space, it presents an exciting opportunity for its next owners.

LEIGH CRESCENT

- 3 Bedrooms • Canal Side
- Walks • Looility • Seperate Dining
- Room • Substantial Garden • Off Road
- Parking • Village Location • Great
- Potential • Close To Amenities • Great
- Transport Links



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, which provides access to all of the principal rooms within the home. Complete with a useful understairs storage cupboard, the hallway creates a practical and inviting first impression.

-Located at the front of the home is the bright and airy lounge, flooded with natural light through a large window. Complete with an attractive electric fireplace, this welcoming space provides the perfect setting for relaxing or entertaining. base units offering ample storage and workspace. The kitchen is finished with an integrated electric oven and electric hob, along with freestanding space for white goods.

-Conveniently located just off the kitchen is the separate dining room, providing the perfect designated space for family meals and entertaining guests. It is a versatile space, ideal for everyday dining.

-The property also benefits from a single storey side extension, which provides access to both the front of the property and the rear garden. This space leads through to a convenient utility area, complete with a downstairs WC and under counter space for white goods.

First Floor:

-The main bedroom is a generously sized double room located at the front of the home, offering ample accommodation and benefiting from a built-in airing cupboard.

-Bedroom two is a further generously sized double room situated at the rear of the home, whilst bedroom three is a well-proportioned single room featuring a fitted over-stairs storage cupboard. Offering versatility, it would also make the

perfect home office or nursery.

-The shower room is conveniently located close to all three bedrooms and is fitted with an electric shower cubicle, WC, hand basin, and an electric heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, the property benefits from a substantial rear garden, mainly laid to lawn and complemented by a patio area and a gardener's shed complete with electrics.

-This exciting property benefits from newly fitted electric storage heating, double glazing throughout, parking for two to three vehicles, and a boarded attic with a pull-down ladder providing useful additional storage space.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect blend of rural surroundings and community living.

Important Property Information:

Tenure: Freehold

EPC: E

Council Tax Band: B

Local Authority: Stratford On Avon District Council

Probate Status: Probate has been granted

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the

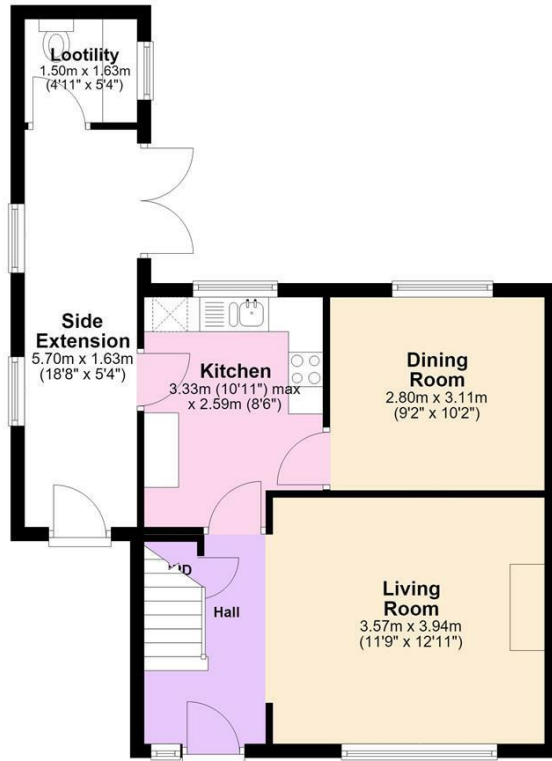


LEIGH CRESCENT



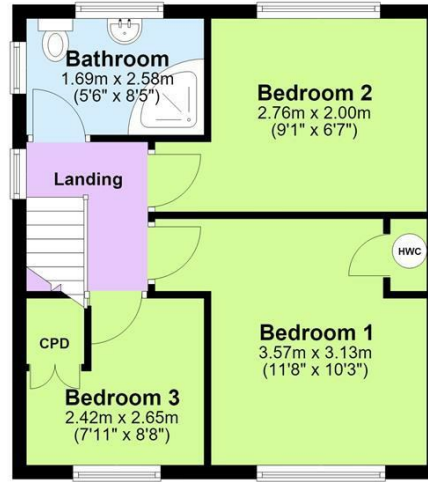
Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk