



Leam View | Radford Semele | Leamington Spa | CV31 1ED

Offers over £475,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Superb Detached Three Bedroom Family Home
- Situated in the Idyllic Cul-De-Sac of Leam View, Radford Semele
- Garage & Private Driveway Providing Off-Road Parking
- Landscaped Rear Garden with Patio & Lawn Areas
- EPC Rating: B

Description

Kingsway Estate Agents are pleased to present this exceptional three-bedroom detached home, offered in immaculate turnkey condition and ideally situated within the peaceful cul-de-sac of Leam View, Radford Semele.

Upon entering the property, you are welcomed by a spacious entrance hallway which flows seamlessly into the principal living areas. The light and airy living room benefits from patio doors opening onto the rear garden, creating an inviting space to relax and entertain.

The stylish kitchen/diner is finished to a high specification and features premium integrated appliances, elegant quartz worktops, and ample space for a large dining table. Further patio doors provide additional access to the rear garden, enhancing the indoor-outdoor feel. A convenient ground floor WC completes this floor.

To the first floor, the property offers a contemporary family bathroom, a spacious principal bedroom with built-in wardrobes and a modern en-suite, a second generous double bedroom, and a well-proportioned single bedroom.

Externally, the rear garden has been thoughtfully landscaped with a combination of patio and lawn, creating a versatile outdoor space ideal for entertaining and family living. The property further benefits from a garage with dual access and a private driveway providing off-road parking.

Nestled in the heart of Warwickshire, Radford Semele is a sought-after village offering the perfect balance of countryside charm and everyday convenience. Located just a short distance from Leamington Spa, the village benefits from a welcoming community atmosphere, local amenities, well-regarded schools, and excellent transport links. Surrounded by open green spaces and scenic walks, Radford Semele provides an ideal setting for those seeking village living with easy access to town and commuter connections.

EPC Rating: B



Kitchen/Dining Room

13'1" x 15'7"

Living Room

18'5" x 10'5"

Bedroom One

14'1" x 10'5"

Bedroomm Two

9'10" x 9'6"

Bedroom Three

8'1" x 7'5"

Family Bathroom

9'0" x 6'0"

Garage

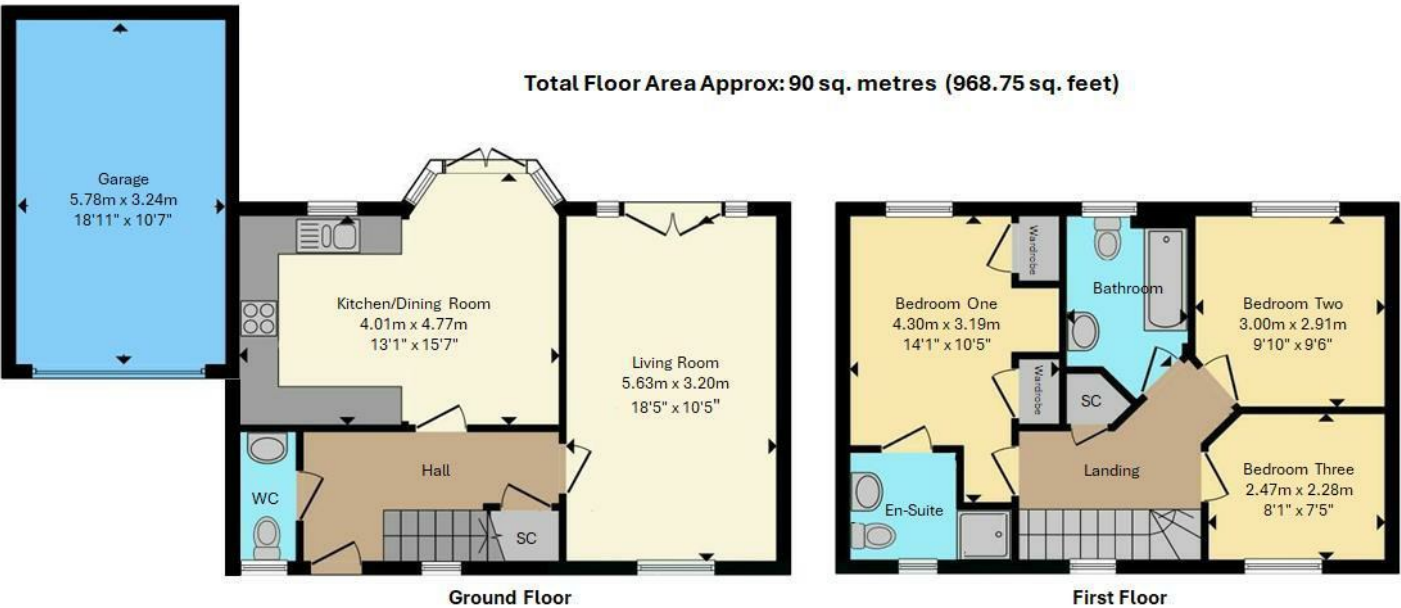
18'11" x 10'7"





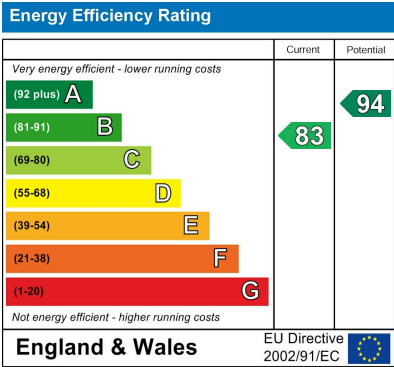


Floor plans



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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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