



Connells

England Crescent
Leamington Spa



Property Description

Situated on a generous corner plot and offering excellent scope for further extension (subject to the necessary planning permissions), this well-presented home enjoys a highly convenient location within close proximity to Leamington Spa train station.

The property is approached via a driveway to the front, providing off-road parking and access to the garage, which benefits from an electric vehicle charging point.

Upon entering, the welcoming entrance hallway features stairs rising to the first floor. To the front of the property is a comfortable lounge, while to the rear is an extended kitchen/diner, creating an ideal space for modern family living. From here, doors lead out to the garden, and there is access to a utility room which offers further practicality, including a newly fitted shower room with WC and an additional door leading to the garden.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Outside, the property truly excels, boasting a large, mature rear garden, mainly laid to lawn and bordered by established planting, providing a private and attractive outdoor space.

The size of the plot offers superb potential for future development, making this an exciting opportunity for a range of buyers.

Combining space, location and potential, this is a fantastic home in a sought-after area of

Leamington Spa.

Approach

Via driveway with pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, a radiator, a double glazed window to side elevation and doors to the lounge and kitchen/diner.

Lounge

Spacious, light and airy lounge consisting of laminate flooring, a radiator, feature fire place, a double glazed window to front elevation and an archway leading into the kitchen/diner.

Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for a cooker and a fridge/freezer and comprising a built-in pantry cupboard, a radiator, a double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

Fitted with base units and work surfaces over, incorporating a sink. Providing space for a washing machine and a tumble dryer. With a radiator and doors to rear elevation and the downstairs shower room.

Shower Room

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

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom having a built-in cupboard, a radiator, solid wood flooring and a double glazed window to front elevation.

Bedroom Two

Double bedroom having two built-in wardrobes, a radiator, solid wood flooring and a double glazed window to rear elevation.

Bedroom Three

Comprising a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Outside

Rear Garden

Good size mature garden being mainly laid to lawn and fence enclosed. Having mature

shrubs, a patio area and a door leading into the garage.

Parking

Driveway providing off road parking for 2 cars.

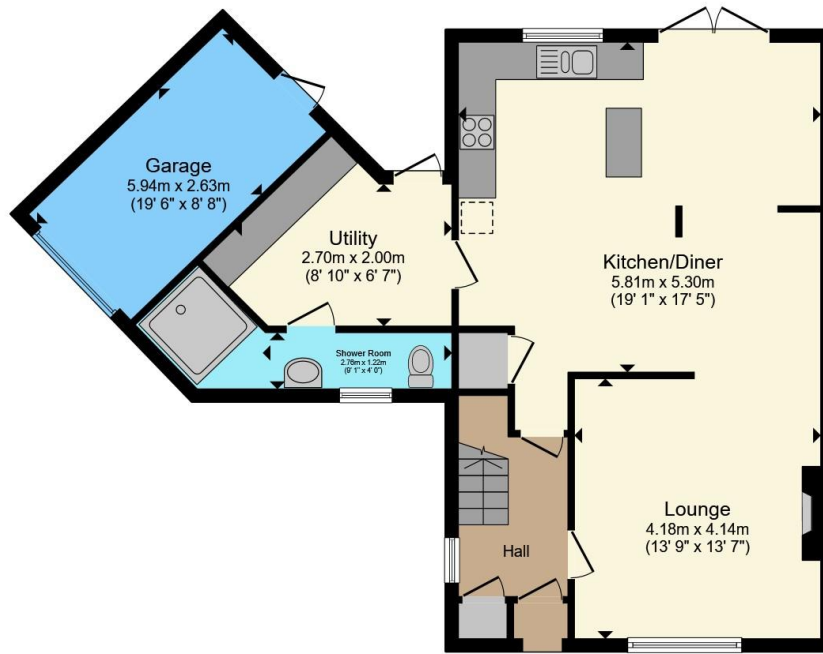
Garage

Single garage with power, light and an up and over door. Benefitting from an EV charging point.

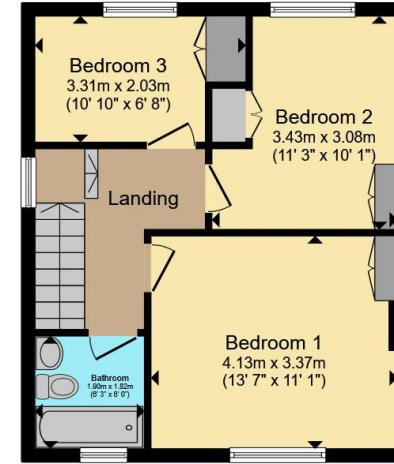








Ground Floor



First Floor

Total floor area 121.2 m² (1,305 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



To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: Awaiting
 Council Tax Band: B

Tenure: Freehold

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