







ST. MARKS ROAD, NORTH LEAMINGTON

complete
SALES & LETTINGS













A spacious four-bedroom, three-storey townhouse, forming part of an attractive private walled mews just off the beautiful tree-lined St Marks Road, within North Leamington's prestigious conservation area. Built during the 1990s, this versatile home offers generous and flexible accommodation comprising an entrance hall, guest WC and an open-plan family kitchen diner. The first floor features a spacious living room with a balcony, together with a generous double bedroom benefiting from its own balcony and stylish en-suite bathroom. Three further bedrooms occupy the second floor, including the principal bedroom with an en-suite shower room. Outside, there is a low-maintenance rear garden and an allocated parking space opposite the property.

Property Details...

Entrance Hall
A uPVC double-glazed entrance door with a matching side window opens into the hallway, which has engineered timber flooring, a radiator, dado rail and a useful recessed storage area. Solid doors lead to the guest WC and family kitchen diner.

Guest WC
Fitted with a corner hand wash basin and WC, complemented by splashback tiling and an extractor fan.

Family Kitchen Diner
A spacious open-plan family room featuring engineered timber flooring, a timber double-glazed window to the front elevation and a double radiator. There is ample space for a dining table and additional freestanding furniture.

The kitchen is fitted with an attractive in-frame, heritage-style range of units with antique-effect handles and square-edged Corian worktops incorporating a large ceramic sink. There is space for a Rangemaster-style cooker with an extractor above, along with space and plumbing for a dishwasher and washing machine. Further features include a wall-mounted boiler, recessed ceiling spotlights and a uPVC double-glazed window and door opening onto the rear garden.

First-Floor Living Room
The staircase opens directly into this impressive living space, which has engineered timber flooring, two radiators and a uPVC double-glazed window. uPVC double-glazed French doors open onto a balcony with metal railings. Internal glazed French doors lead to bedroom two, while a further staircase rises to the second floor.

Bedroom Two
A particularly spacious double bedroom with a continuation of the engineered timber flooring, a radiator and ceiling coving. uPVC double-glazed French doors open onto a private balcony with metal railings, while a separate door leads into the en-suite bathroom.

En-Suite Bathroom
A stylish, fully tiled en-suite fitted with a double-ended bath featuring a centrally positioned mixer tap, a mains-fed thermostatic shower above and a glazed shower screen. There is also a floating hand wash basin with a wall-mounted mixer tap and a concealed-cistern WC with wall-mounted flush controls. Further features include a chrome heated towel radiator, fitted mirror, recessed ceiling spotlights and a uPVC double-glazed window.

Second-Floor Landing
With timber flooring, recessed ceiling spotlights and doors leading to the three bedrooms on this level.

Bedroom One
A freshly decorated double bedroom with a radiator and a uPVC double-glazed window with fitted blinds. A pocket door leads into the en-suite shower room. There is also a loft hatch with a pull-down ladder providing access to the partially boarded loft space.

En-Suite Shower Room
A stylish en-suite benefiting from underfloor heating and featuring a walk-in shower area with a fixed glazed screen and a mains-fed rainfall-style shower. There is a vanity storage unit with an inset wash basin and mixer tap, together with a concealed-cistern WC. Further features include fully tiled walls, an extractor fan and a uPVC double-glazed window.

Bedroom Three
A freshly decorated bedroom with a radiator and a uPVC double-glazed window.

Bedroom Four
A freshly decorated bedroom with a radiator and a uPVC double-glazed window.

Garden
The low-maintenance rear garden is predominantly paved, providing an ideal space for outdoor seating and entertaining. A slate-covered bed runs along one side, with a planted border containing a variety of established plants to the other. The garden is enclosed by timber fencing and has a pedestrian gate providing rear access, together with an outside tap and exterior lighting.

Parking
The property benefits from an allocated parking space positioned opposite the house.

Location
St Marks Road is one of North Leamington Spa's most attractive tree-lined residential streets, situated within the town's highly regarded conservation area. Number 12 enjoys a particularly appealing position within a private walled mews, offering a pleasant sense of privacy while remaining exceptionally convenient for the town centre.

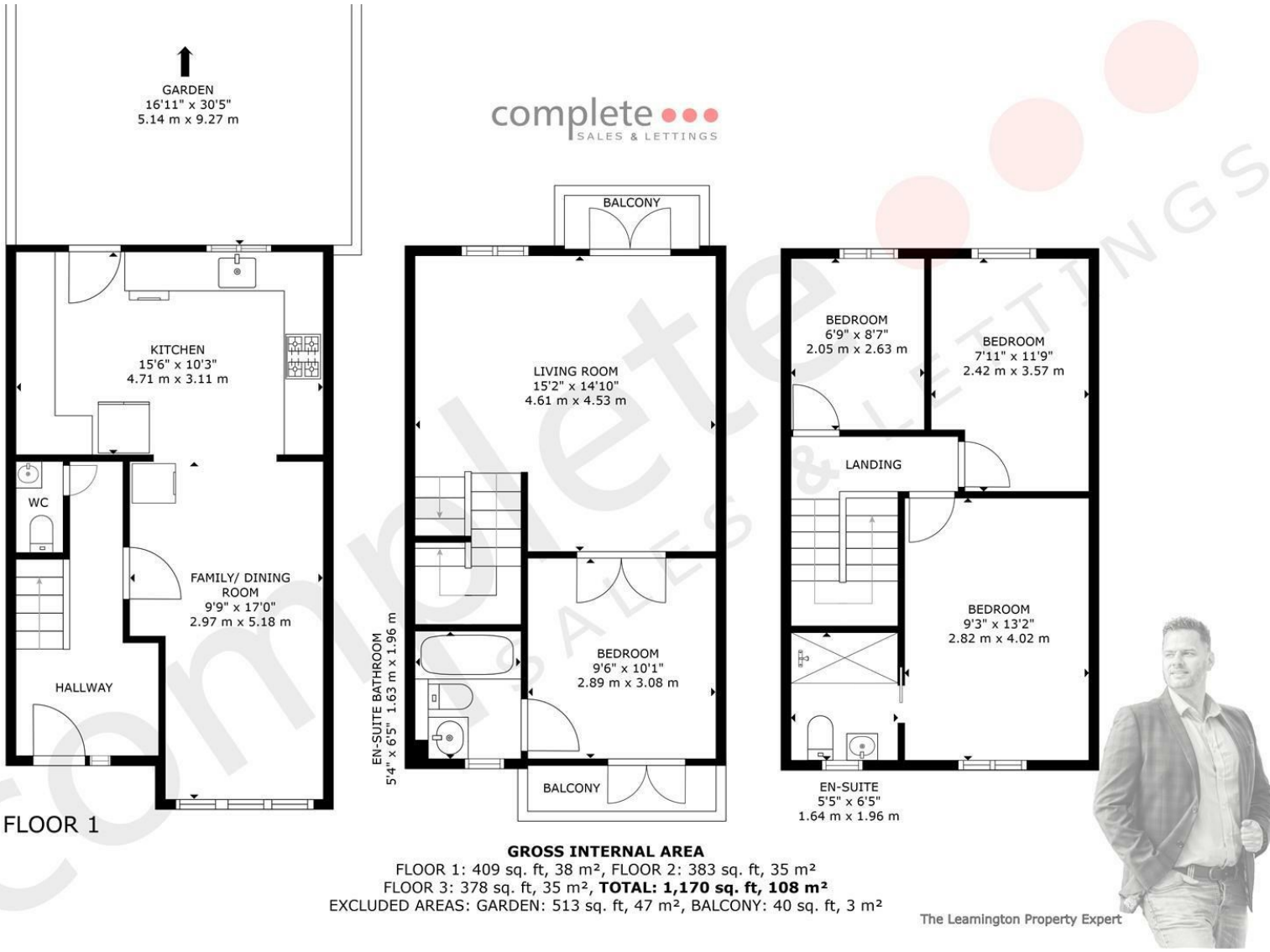
A selection of useful local shops and amenities can be found nearby, while St Mark's Church is only a short distance away. Leamington Spa town centre is within comfortable walking distance and offers an excellent range of independent boutiques, cafés, restaurants, bars and major retailers. The beautiful Jephson Gardens, Pump Room Gardens and Victoria Park provide extensive green spaces, riverside walks and leisure facilities.

The area is especially well regarded for schooling, with access to several popular primary schools and convenient links to Trinity Catholic School, North Leamington School and a number of respected independent schools, including Arnold Lodge and Kingsley School.

Leamington Spa railway station provides regular direct services to London Marylebone,







GROSS INTERNAL AREA

FLOOR 1: 409 sq. ft, 38 m², FLOOR 2: 383 sq. ft, 35 m²
FLOOR 3: 378 sq. ft, 35 m², **TOTAL: 1,170 sq. ft, 108 m²**
EXCLUDED AREAS: GARDEN: 513 sq. ft, 47 m², BALCONY: 40 sq. ft, 3 m²

The Leamington Property Expert



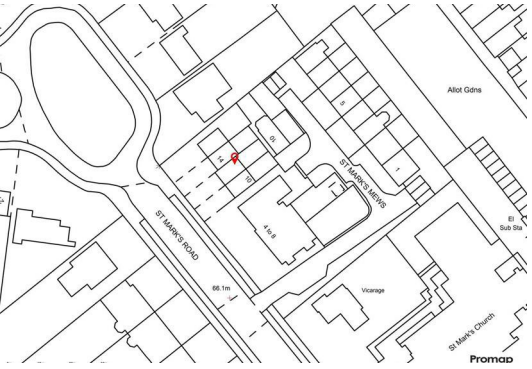


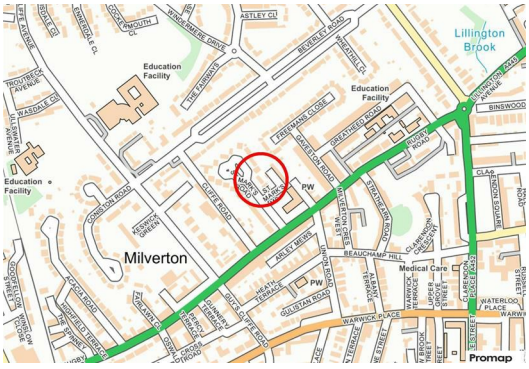


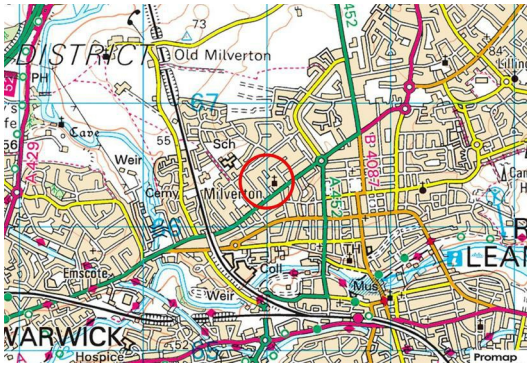
Birmingham and Coventry, while the nearby A46 and M40 offer excellent road connections throughout the region. Warwick, Kenilworth, Stratford-upon-Avon and major employment centres such as Jaguar Land Rover are also readily accessible. This highly desirable location combines the character and amenities of central Leamington with the leafy surroundings and strong schooling for which North Leamington is so highly sought after.



- 1990's Town House
- A Prestigious Conservation Location
- Four Bedrooms
- Open Plan Kitchen Family Diner
- Parking & Garden
- Walled Private Development
- Sought After Tree Lined Road
- Two Bathrooms
- 1st Floor Living Room
- Walking Distance To Schools/Town/Station

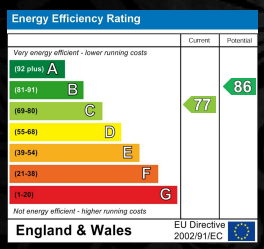






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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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