



COUGHTON DRIVE, SYDENHAM

complete ●●●
SALES & LETTINGS





A semi detached home, built around 1997 in Sydenham backing onto the nature reserve with its beautiful walks. The property comprises of entrance hall, a breakfast kitchen, lounge diner with doors that enjoy the South facing garden view. Upstairs are two double bedrooms both with fitted wardrobes and there is a bathroom. The property benefits from 2 to 3 parking spaces and located in a peaceful cul-de-sac, not far from the local Asda and being a 5 minute drive to the Leamington train station.



It's in the details...

Entrance

A painted entrance door leads into the hallway which has timber effect laminate flooring, white tall radiator, carpeted staircase leading to the first floor with under stairs storage cupboard. Open doorway to the kitchen and door to the lounge diner.

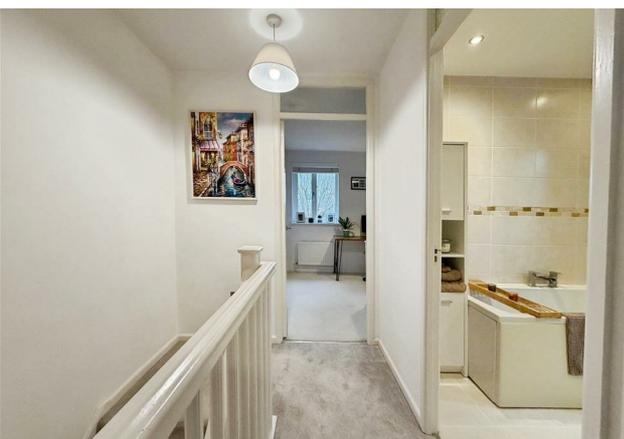


Breakfast Kitchen

A good size kitchen, with painted units, antique style handles and a modern worktop. There is a fitted oven, a four ring gas hob with an extractor. A 1 & 1/2 bowl ceramic sink with mixer tap and drainer. Space and plumbing for a washing machine, there is a wall mounted gas boiler, downlights, white brick bevelled edge splashback tiling and uPVC double glazed windows to two elevations.

Lounge Diner

With a continuation of the timber effect laminate flooring, there is a double glazed sliding patio door to the garden. There is a feature painted wall with an oak mantle. Radiator.



Landing

Carpet landing with painted balustrade with doors that lead to the two double bedrooms and bathroom. Loft hatch to the part boarded loft with a pull down ladder.

Bedroom One

A spacious bedroom that has two uPVC double glazed windows to the front elevation. Feature painted wall, shelving over the stairwell and fitted wardrobes and high level cupboards

Bedroom Two

A double bedroom with two uPVC double glazed windows, with a great view of the garden and the green conservation area. There is a feature painted wall, a radiator and a wall of fitted wardrobes and height level cupboards.



Bathroom

A white sweet comprising: a p-shaped bath, with a glass shower screen, a central mixer tap and mains rainfall thermostatic shower. There is a pedestal hand wash base with mixer tap, a toilet, a chrome plate towel radiator, fully tiled walls and floor, down-lights, an extractor and a uPVC double glazed window.

Rear Garden

There is a lovely south facing garden with a good area of patio. There is a sleepover retained lawn with a stone pathway that leads to a gate that



leads out to the green and nature reserve beyond. The garden is enclosed with timber fencing, there is a shed and has a gate to the parking.

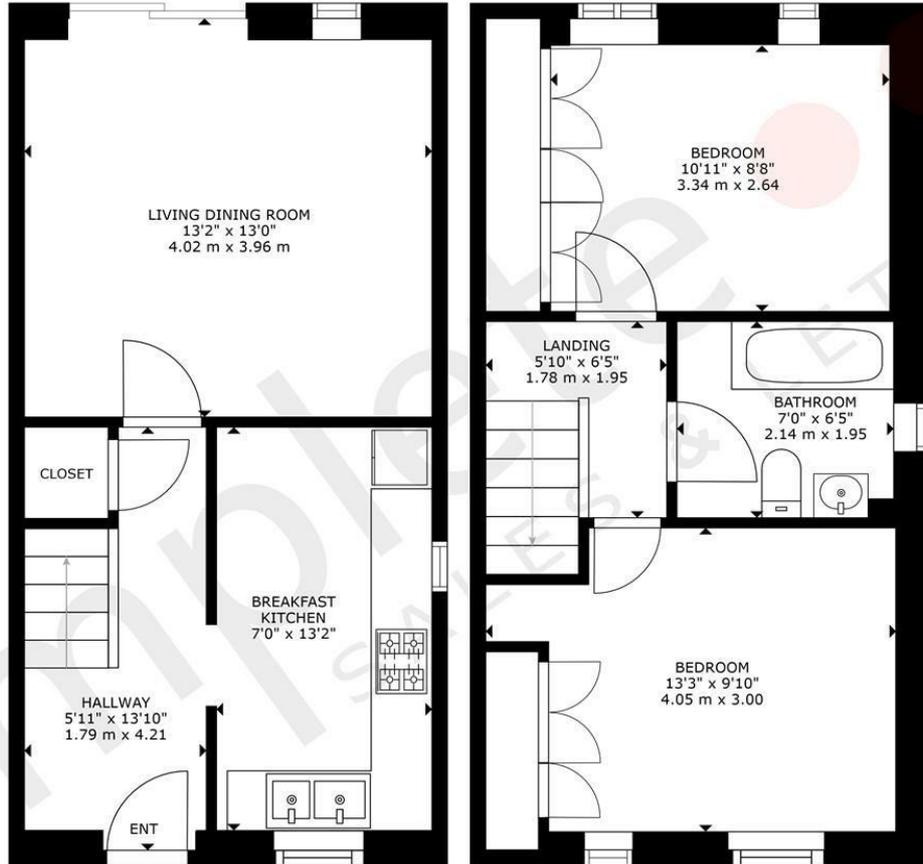
Parking

There is parking for 2 to 3 cars

Location

Forming part of the increasingly popular Sydenham location with local doctors, supermarkets and schools nearby yet only a short drive to the town centre of Leamington Spa. wonderful walks to Radford Semele from the nature reserve across fields. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close. The train station is also very close offering a regular service to Birmingham and London and the North. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks and gardens.





GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 358 sq. ft, 33 m², FLOOR 2: 378 sq. ft, 35 m²
TOTAL: 736 sq. ft, 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

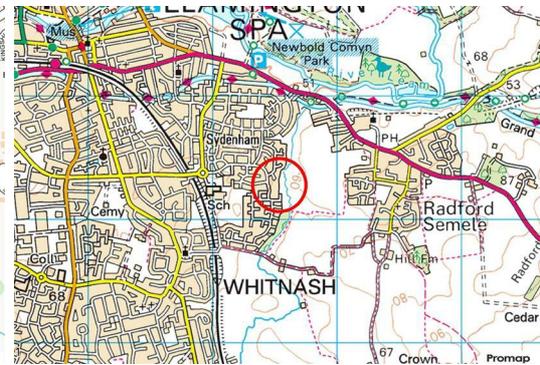
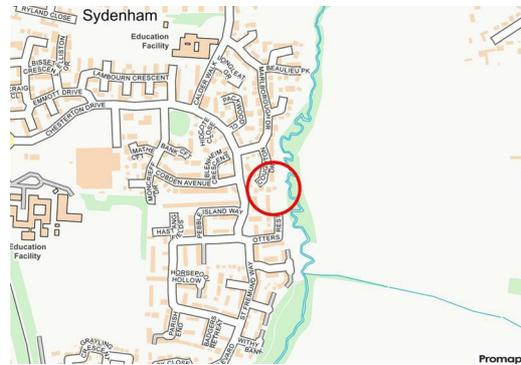


The Leamington Property Expert





- Semi Detached Home
- Parking 2-3 Cars
- Lounge Diner
- Fitted Wardrobes
- South Facing Garden
- Built 1997
- Breakfast Kitchen
- Two Spacious Double Bedrooms
- Bathroom
- Backs on Nature Reserve



COUGHTON DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
	82
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	68
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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