

LEAM ROAD, CV31 3PA


this kitchen is for dancing

30 Leam Road

Offering a wonderful blend of space, natural light and contemporary open-plan living, this extended family home provides versatile accommodation with a layout that is well suited to modern family life.

The heart of the home is the impressive open-plan kitchen, dining and living space, where skylights and wide glazed doors draw in natural light and create a bright, calming environment. The stylish kitchen features sleek cabinetry, generous work surfaces and a central island with breakfast seating, making it an ideal setting for everything from relaxed mornings to entertaining family and friends. The adjoining living area offers plenty of room to unwind, with direct access to the rear garden creating a natural connection between indoor and outdoor living.

The ground floor also offers a wide entrance hall, further reception rooms including a sitting room with log burner, second reception room that could be used as a fourth bedroom / generous home office, a formal bedroom with en suite shower room, a utility room with built in storage and a separate downstairs W/C. Upstairs, the first floor accommodation comprises of two large double bedrooms and a contemporary bathroom making the property suitable for a range of buyers, with accommodation for guests or a home that can adapt as needs change.

Outside, the rear garden offers a generous lawn and paved seating area, providing space to enjoy the warmer months, entertain or simply relax outdoors. To the front, the property benefits from a driveway providing off-road parking.

This extended property offers a practical and versatile home with a real emphasis on light, space and sociable living. An internal viewing is highly recommended to appreciate the accommodation and the lifestyle this property has to offer. Viewings strictly by appointment only.













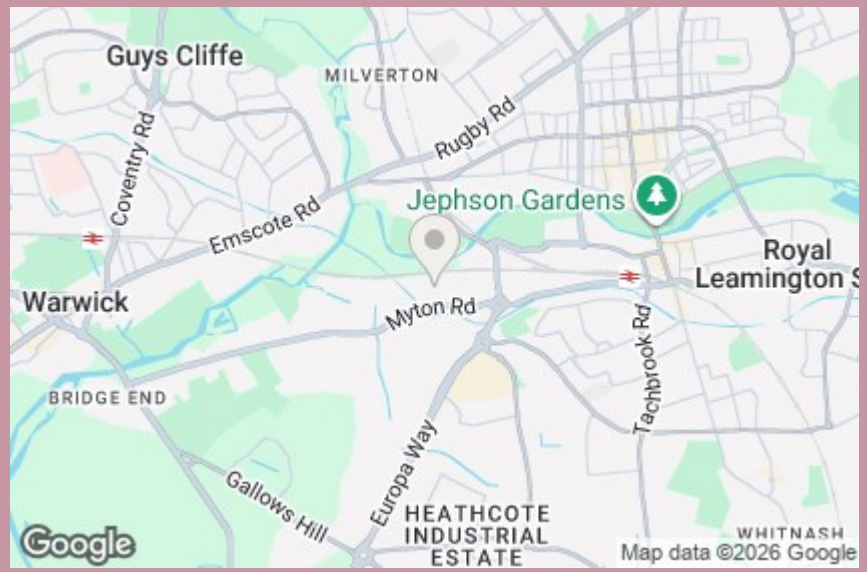
Area Overview

The property enjoys a convenient position between Leamington Spa and neighbouring Warwick, offering easy access to a wide range of local amenities, shops, leisure facilities and everyday essentials.

The area is well served by local schooling, with primary options including Kingsway Community Primary School, St Patrick's Catholic Primary School and Emscote Infant School. For secondary education, Myton School and Trinity Catholic School are among the schools within reach. There is also a selection of independent schooling options. Prospective buyers are advised to check individual school admissions criteria and catchment arrangements.

For commuters, Leamington Spa railway station is approximately three-quarters of a mile away and provides rail connections to destinations including Birmingham and London Marylebone. Warwick railway station and Warwick Parkway are also accessible, offering further travel options. Local bus stops along Myton Road and Princes Drive provide services connecting the surrounding neighbourhoods and town centres.

Road links are equally convenient, with access to the A452 and the wider road network, including the M40, providing routes towards Birmingham, Oxford and London. Birmingham Airport is also accessible by road, making the location practical for both domestic and international travel.





Key Features

- Detached Family home
- Full Width Rear Extension
- Exclusive Cul de Sac Location
- Three / Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen Dining Family Room
- Private Rear Gardens
- Off Street Parking
- Viewings Strictly by Appointment

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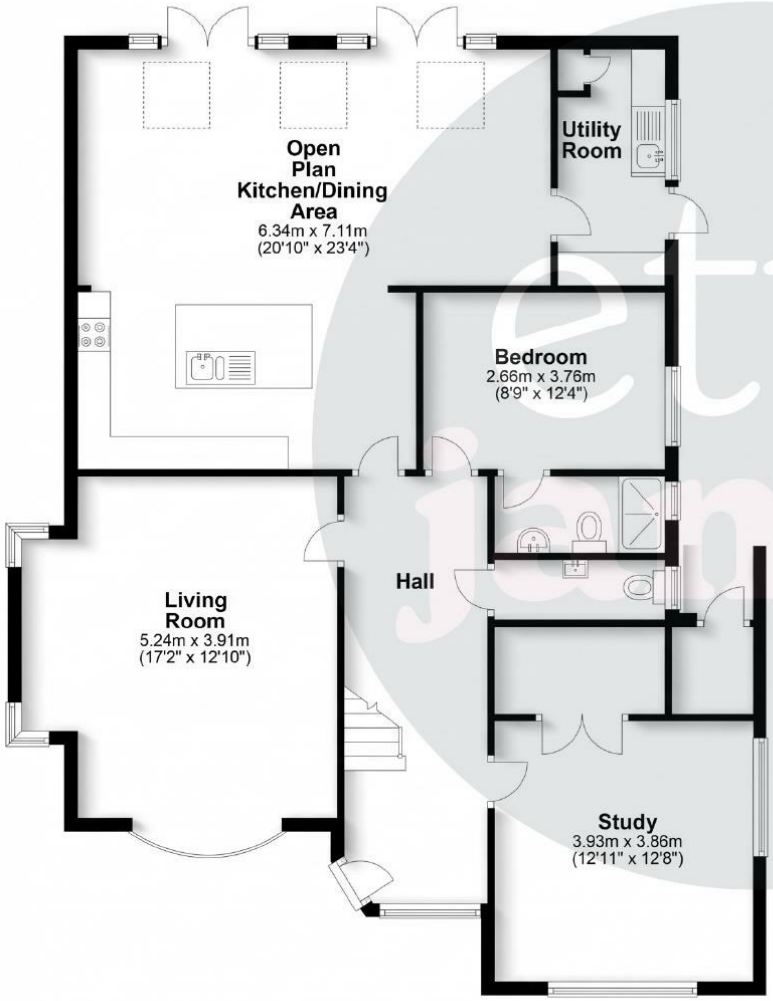






Ground Floor

Approx. 122.9 sq. metres (1322.6 sq. feet)



First Floor

Approx. 51.8 sq. metres (555.4 sq. feet)



Total area: approx. 174.5 sq. metres (1878.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



To book a viewing please call 01926 898080 and press option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.