



**Connells**

Flint Close  
Southam



## Property Description

STUNNING THREE BEDROOM SEMI-DETACHED PROPERTY IN FLINT CLOSE, SOUTHAM!

This beautifully presented three bedroom offering ample living space throughout and would make a perfect home for young families or those seeking a village setting.

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and a door leading to the light and airy lounge. From here, the accommodation flows through to the downstairs W/C and kitchen diner, which is fitted with French doors providing direct access to the garden, perfect for family living and entertaining.

To the first floor, there are three well-proportioned bedrooms with master bedroom benefitting from an en-suite shower room, and a family bathroom.

Externally, the property boasts a generous and beautifully landscaped south-west facing garden and a driveway to the front providing off road parking for several cars. From the garden there is access to the outbuilding; currently used as a gym with excellent potential for a home office.

Located in the popular Flint Close, this property is ideally positioned within walking distance to local amenities, schools and parks. The village of Southam is charming, with a strong sense of community and is within easy reach of Leamington Spa and Warwick.

Don't miss out - Schedule a viewing today and make this property your dream home!

## Approach

Via driveway leading to front door.

## Entrance Hallway

With stairs rising to the first floor and a door leading into the lounge.

## Lounge

Spacious, light and airy lounge consisting of an electric fireplace, a radiator, vinyl flooring, a double glazed window to front elevation and a door to the kitchen/diner.

## Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splashback areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven and gas hob with cooker hood over. Providing space for a dishwasher and a fridge/freezer whilst comprising a built-in storage cupboard, laminate flooring, French doors leading to the garden and a door to the utility/W.C.

## Utility/W.C

Fitted with a wash hand basin and low level W/C, whilst offering space for a washing machine and tumble dryer. Having a radiator and ceiling spotlights.

## First Floor

### Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

### Master Bedroom

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having laminate flooring, a radiator and a double glazed window to front elevation.

### Bedroom Two

Double bedroom with a radiator and a double glazed window to rear elevation.

### Bedroom Three

Having 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 low level W/C. Having partly tiled walls, laminate flooring and a radiator.

### Outside

#### Rear Garden

Beautifully landscaped south-west facing garden benefitting from sun throughout day and evening making it perfect for entertaining. This low maintenance garden is mainly laid to astro turf and fence enclosed, with a patio area and gated side access.

### Outbuilding

Access via the garden and currently used as a gym with excellent potential to be used as a home office. Having power and light and fitted shelving ideal for storage.

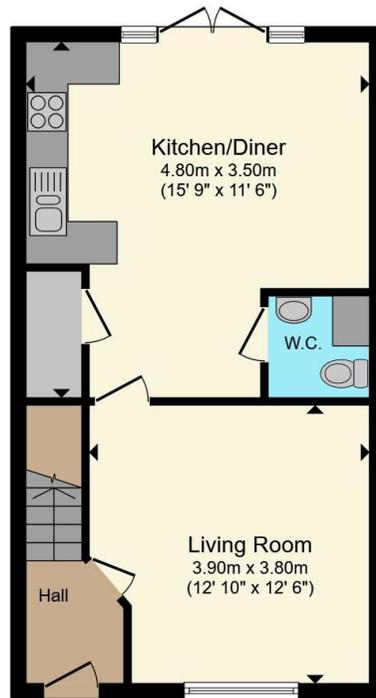
### Parking

Driveway to the front of the property providing off road parking for several cars.

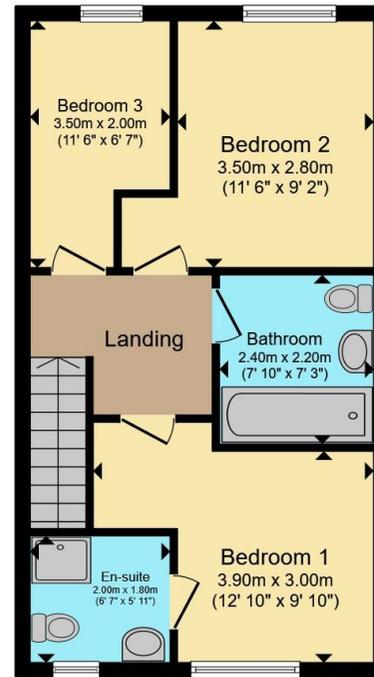








**Ground Floor**



**First Floor**

Total floor area 89.2 m<sup>2</sup> (960 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH105141](http://connells.co.uk/Property/STH105141)**



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