



**59 Lewis Road**

Leamington Spa **CV31 1UQ**

Guide Price £825,000

# 59 Lewis Road

## Radford Semele

Enjoying an impressively wide and slightly elevated frontage to Lewis Road, this substantial detached family home occupies a substantial mature plot extending to approximately one-third of an acre. Properties of this substance rarely come to the market in Radford Semele, with the gas centrally heated and double glazed accommodation including two reception rooms, together with a spacious and comfortable garden room, kitchen/breakfast room, separate utility, five bedrooms with one being on the ground floor and two bathrooms. Externally, the accommodation is further complemented by a large mature plot which includes a private garden to the rear, ample parking to the front along with access to an adjoining double garage and various greenhouses and outbuildings to the rear. Overall this is an exceptional opportunity to purchase an imposing detached family residence at the heart of this popular village, yet just a short distance from facilities in central Leamington Spa.

### LOCATION

Radford Semele lies approximately two miles south-east of central Leamington Spa, being a popular, well established and respected village with a strong local community. Facilities within the village itself include a convenience store, well regarded primary school, social facilities including a village club and a popular public house and eatery, The White Lion. The extensive range of facilities available within Leamington Spa are easily accessible, there also being a large Asda supermarket in nearby Sydenham and good local road links out of the town, as well as access to Leamington railway station for regular commuter rail links.

### ON THE GROUND FLOOR

#### COVERED PORCH ENTRANCE

With feature wood work, courtesy lighting and solid wood door opening into:-

#### RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, parquet style flooring and doors to:-

#### CLOAKROOM/WC

With white fittings comprising low level WC, wash hand basin with mixer tap and integrated cupboard below, ceramic tiled floor, obscure double glazed window and chrome towel warmer/radiator.

#### LOUNGE

6.07m x 3.63m (19'11" x 11'11")

A spacious room with dual aspect double glazed windows, feature period style fireplace with inset open living flame coal effect gas fire, two central heating radiators and door giving access to the conservatory.

#### SITTING ROOM

3.63m x 3.48m (11'11" x 11'5")

With dual aspect double glazed windows, feature Victorian style fireplace featuring a cast iron surround, inset tiling to either side and open living flame coal effect gas fire and central heating radiator.

#### STUDY/BEDROOM 5

2.11m x 1.68m (6'11" x 5'6")

Which could alternatively be used as an occasional fifth bedroom, having dual aspect double glazed windows and central heating radiator.

#### CONSERVATORY/GARDEN ROOM

3.94m x 3.56m (12'11" x 11'8")

With double glazed windows surrounding, central heating radiator, ceramic tiled floor, inset dimmable downlighters, two double glazed rooflights and double glazed door giving external access to the rear garden.

#### KITCHEN/DINING ROOM

3.91m x 3.63m (12'10" x 11'11")

Which is fitted with a range of farmhouse style units in a cream finish, complemented by a Travertine tiled floor and comprising numerous base cupboards, drawers and storage with granite worktops over and undermounted Belfast style sink unit, coordinating wall cabinets, together with recess to house a gas stove, over which is a concealed filter hood with farmhouse style pelmet over, inset downlighters, double glazed French style doors to the rear garden, contemporary radiator and door to:-

#### UTILITY ROOM

2.72m x 1.91m (8'11" x 6'3")

With personnel door to the garage, fitted cupboards and granite worktop to match those in the kitchen, plumbing for washing machine, contemporary radiator and door giving external access.

### ON THE FIRST FLOOR

#### LANDING

With double glazed window to rear elevation, as well as a large double glazed window to the turn of the stairs, central heating radiator, access trap to roof space and doors to:-

#### BEDROOM ONE (FRONT)

3.63m x 3.28m (11'11" x 10'9")

Having two double glazed windows to front elevation, a range of fitted wardrobing having sliding mirror doors fronting, further built-in storage cupboard, two central heating radiators and door to:-

#### EN SUITE SHOWER ROOM

With white fittings comprising low level WC, wash hand basin with mixer tap and integrated cupboard below, shower enclosure with fitted electric shower unit and glazed door giving access, obscure double glazed window and chrome towel warmer/radiator.

#### BEDROOM TWO (FRONT)

3.30m max x 3.02m (10'10" max x 9'11")

Having a range of fitted wardrobing with sliding mirror doors fronting, double glazed window to front elevation and central heating radiator.

#### BEDROOM THREE (FRONT)

3.02m x 2.29m (9'11" x 7'6")

With built-in double wardrobe having sliding mirror door fronting, double glazed window and central heating radiator.

#### BEDROOM FOUR (SIDE)

2.59m x 2.13m + recess (8'6" x 7'0" + recess)

With window seat to the recess, double glazed window and central heating radiator.

#### FAMILY BATHROOM

3.61m x 1.80m (11'10" x 5'11")

Being fully ceramic tiled with white fittings comprising surface mounted wash hand basin on a granite surface with integrated storage and

## Features

Imposing Individual Detached House

Two Reception Rooms

Conservatory/Garden Room

Dining Kitchen and Utility

Five Bedrooms

Two Bathrooms

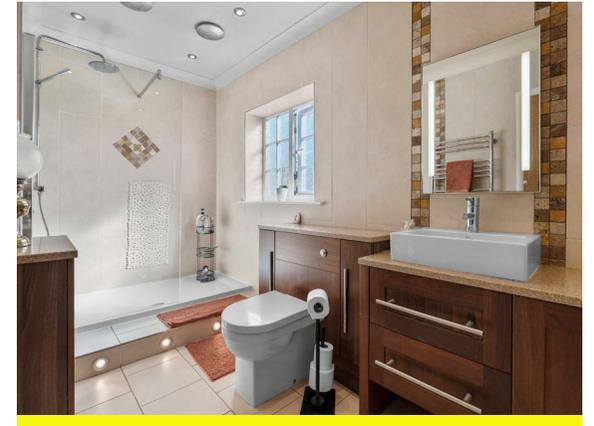
Exceptional Plot of Around One-Third of an Acre

Double Garage

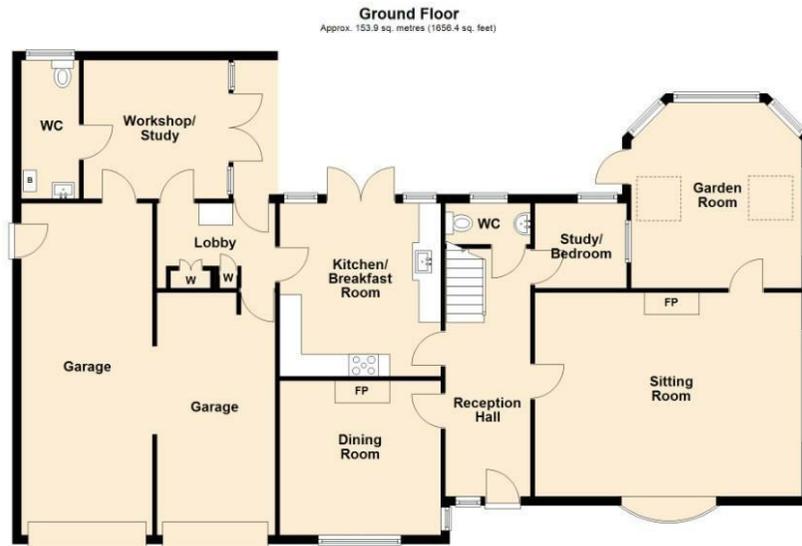
Workshops

Postcode for sat-nav - CV31 1UQ





# Floorplan



Total area: approx. 223.7 sq. metres (2407.9 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band F - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	63	68
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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