



WINDMILL ROAD, LEAMINGTON SPA

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SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A well-presented and generously proportioned two-bedroom home, ideally positioned on a sought-after residential street less than a mile from the heart of Royal Leamington Spa. Offering driveway parking for two vehicles and an exceptionally large rear garden, this attractive property presents an excellent opportunity for first-time buyers, young families, and investors alike. The accommodation comprises two spacious double bedrooms, a family bathroom a separate WC, a bright living room, a well-appointed kitchen, and a lean-to style garden room. With well-balanced living space throughout and significant scope to extend or enhance (subject to the necessary consents), this home offers the perfect combination of immediate comfort and future potential.

The standout feature is undoubtedly the expansive rear garden—an exceptional outdoor space that's perfect for entertaining, family life, or future extension possibilities. The generous double bedrooms provide comfortable accommodation, while the property's convenient location places the town centre, excellent local amenities, shops, cafés, and transport links all within easy walking distance.

Entrance Hall

A fully carpeted entrance hall with a central heating radiator and an obscured glazed window to the side elevation, allowing natural light while maintaining privacy. A ceiling light point completes the space, with doors leading to the living room and stairs rising to the first floor.

Living Room

A bright and well-presented living room, recently painted and redecorated to create a fresh, modern feel. The room features attractive wood-effect laminate flooring, a central heating radiator, a ceiling light point, and a double-glazed window to the front elevation, allowing plenty of natural light. A useful understairs storage cupboard provides practical additional storage.

Kitchen

Fitted with a range of base and wall-mounted cupboards and drawers, the kitchen offers ample storage and workspace. It features a stainless steel sink with drainer, tiled splashbacks, a slimline central heating radiator, a ceiling light point, and a double-glazed window overlooking the rear. There is space for a freestanding cooker and fridge freezer. Doors lead to the recently renovated bathroom and the conservatory/lean-to, providing convenient access to the rear of the property.

Bathroom

Recently renovated and beautifully presented, the bathroom is fitted with a contemporary ceramic pedestal wash hand basin, a panelled bath with mixer tap and shower over, and a heated towel radiator. An obscured double-glazed window provides natural light while maintaining privacy, complemented by a ceiling light point. A separate low-level flush WC is conveniently located adjacent to the bathroom.

Lean-To

Currently utilised as a practical utility space, this versatile area features attractive mosaic-style flooring, double-glazed windows overlooking the rear garden, and a uPVC double-glazed door with obscured glazing providing access to the garden. There is plumbing and space for both a washing machine and tumble dryer, making it an ideal laundry and storage area.

Stairs & Landing

To the front of the property large double bedroom fitted storage cupboards fully carpeted dual aspect double glazed windows to the front elevation ceiling light point central heating radiator space four bedroom Furniture including wardrobes, chest of drawers, et cetera.

Bedroom One

A spacious and well-proportioned double bedroom positioned at the front of the property. The room benefits from fitted storage cupboards, is fully carpeted, and features dual-aspect double-glazed windows to the front elevation, allowing an abundance of natural light. Additional features include a central heating radiator and a ceiling light point. There is ample space for a full range of bedroom furniture, including wardrobes, bedside tables, and a chest of drawers.



Bedroom Two

A generous double bedroom overlooking the rear garden, offering a bright and comfortable space. The room is fully carpeted and features a double-glazed window to the rear elevation, a central heating radiator, and a ceiling light point. There is ample space for a full range of bedroom furniture, including wardrobes, bedside tables, and a chest of drawers.

Front & Parking

To the front, the property enjoys excellent kerb appeal with its attractive red-brick façade and welcoming covered entrance porch. A generous private driveway provides off-road parking for two vehicles, with additional gated side access leading directly to the rear garden—ideal for bicycles, bins, and gardening equipment. The low-maintenance frontage offers both practicality and convenience, making this an ideal home for modern family living.

Rear Garden

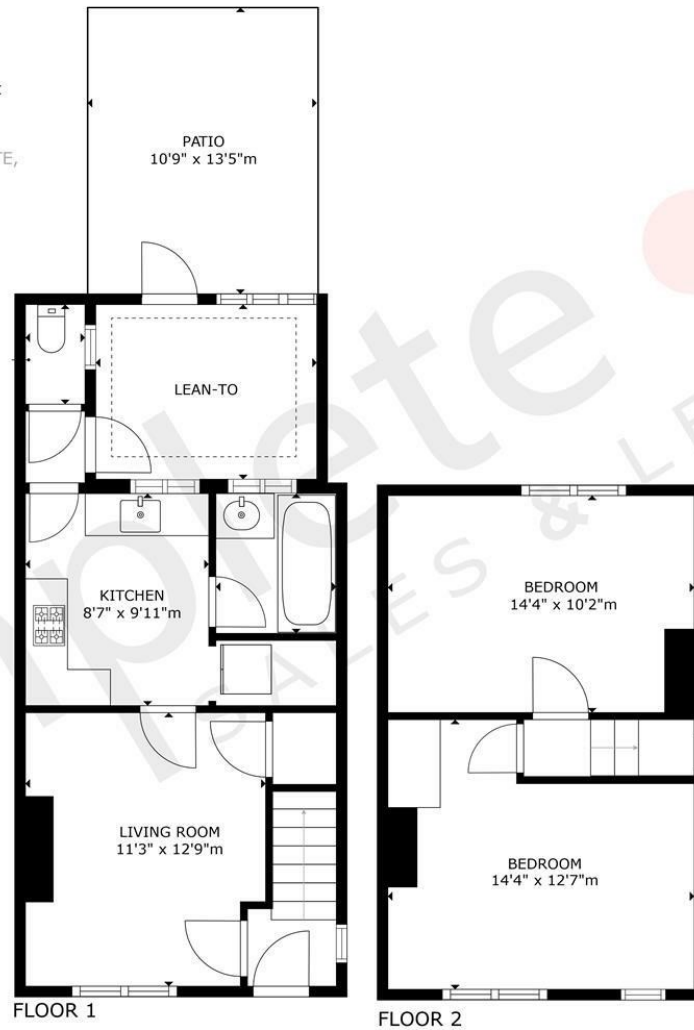
A particular highlight of the property is the generous, well-maintained rear garden, offering an excellent balance of lawn and patio areas. Immediately outside the property is a spacious paved terrace, ideal for outdoor dining and entertaining, leading onto a substantial lawn bordered by attractive raised flower beds and mature planting.

To the rear of the garden, a second patio creates an additional seating and barbecue area, providing the perfect space to relax and enjoy the afternoon and evening sun. Fully enclosed by timber fencing, the garden offers a good degree of privacy and benefits from gated side access, providing convenient access to the front of the property. Ideal for families, keen gardeners, or those looking to extend the property, subject to the necessary planning consents.

Location



GROSS INTERNAL AREA
 FLOOR 1: 455 sq. ft, FLOOR 2: 331 sq. ft
 TOTAL: 786 sq. ft
 EXCLUDED AREA: PATIO: 143 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE,
 ACTUAL MAY VARY.



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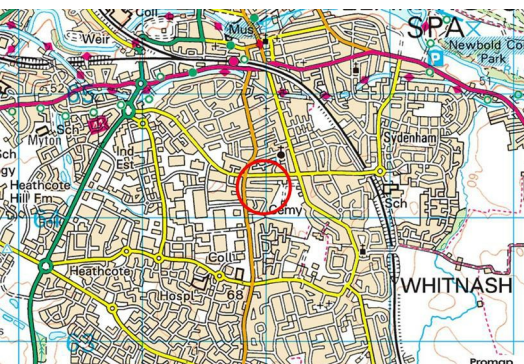
The property is located in the south of Leamington spa off Tachbrook Road, within walking distance to Leamington Spa town centre and all that it has to offer. Great road access links to the surrounding area, close to the train station which had direct links to London and many other city centres as well as major road links such as the M1, M40 and A45.





- End Terrace Property
- Living Room
- Downstairs Bathroom & WC
- Off Street Parking
- Close To Town Centre

- Two Bedrooms
- Kitchen
- Lean-to/ Garden Room
- Large Private Garden
- Close To Local Amenities



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			87
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		57	
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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