



Napton Drive, Leamington Spa, CV32 7UX

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 10th AUGUST - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This beautifully extended three-bedroom mid-terraced family home is ideally situated within a quiet cul-de-sac to the north of Leamington Spa, whilst remaining within walking distance of the town centre and its excellent amenities.

Presented to a modern standard throughout, the accommodation briefly comprises a welcoming entrance hall with useful cloak storage, a comfortable living room with under-stair storage, and a spacious breakfast kitchen offering an excellent range of fitted units and a feature freestanding Rangemaster oven. Integrated appliances including a fridge/freezer and dishwasher are also included. A separate utility room with guest WC houses the washing machine and provides direct access to the private rear garden via patio doors.

To the first floor, the property offers a principal bedroom to the rear elevation with ensuite shower room, alongside two further well-proportioned double bedrooms, both benefitting from built-in wardrobes. A family bathroom fitted with a white suite and shower over the bath serves the remaining accommodation, while additional landing storage and a versatile walk-in wardrobe/home office space further enhance the practicality of the home.

Externally, the property enjoys a private, low-maintenance rear garden laid with artificial grass, together with outside storage and side return access. Please note the summer house is excluded from the tenancy. Driveway parking is available for two vehicles.

Offered UNFURNISHED. Energy Rating C. Council Tax Band D.





## Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

## Key Features

- AVAILABLE 10th AUGUST - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Mid Terraced House
- Well Proportioned Accommodation
- Modern Presentation Throughout
- Rear Private Garden
- Driveway Parking
- Energy Rating C
- Council Tax Band D

**£1,650 PCM**