



LOWER LEAM STREET, TOWN CENTRE

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SALES & LETTINGS









An impressive 1860's Victorian end terrace home, thoughtfully extended and enhanced with a striking contemporary twist, perfectly blending period character with modern sophistication. This stylish residence combines open-plan living with state-of-the-art finishes, premium materials, and bold architectural glass features that flood the home with natural light. The accommodation includes an entrance hall, spacious open-plan lounge/kitchen/diner ideal for entertaining, a useful cellar, three well-proportioned bedrooms, and a luxurious four-piece family bathroom with a sleek design. Outside, the landscaped rear garden with an attractive potting wall provides a peaceful retreat. The property retains charming traditional features, including newly installed conservation-approved double-glazed sash windows to the front, offering period authenticity with modern comfort. Perfectly located within walking distance of The New Inn, Warwick town centre, train station, several beautiful parks, and the local boating club. Offered with no onward chain, this home presents a rare opportunity to secure a Victorian classic reimagined for contemporary living.

It's in the details...

#### Entrance Hall

Beautiful painted entrance door leads into a hallway with a window light above the door. There is rustic oak flooring, built-in engineered oak cloak storage cupboards. Door to the open plan lounge kitchen diner..

A beautiful extended modern space with a continuation of the oak flooring. There is a central island made of stone effect silestone, which has a large Siemens five ring gas hob, a pop-up extractor, pop-up electric sockets, with ample pan drawers, storage cupboard with baskets and further storage on both sides as well as a bin Housing. There is a gloss white fitted kitchen, with high-end appliances- such as Siemens integrated dishwasher, a Siemens fitted oven, Siemens fitted microwave combination oven and Siemens plate warming drawer. There is a fitted fridge freezer, silestone effect worktop, with a Villeroy and Boch twin Butler style sink, a surface mounted flexible mixer tap. Under-counter lighting, fantastic solid sheet copper splash-back and under-counter lighting. With a section of wonderful stone effect tiled Karndean luxury vinyl tile flooring. There are downlights, large built-in seating area, with storage -ideal for a large rectangle table, a re-fitted conservation double glazed sash window to the front and detailed coving. There there is an open staircase leading to the first floor with sisal carpet, a triple tall white radiator, door to the cellar stairs, and then steps down to the contemporary living area extension.

#### Living Area

With herringbone bamboo flooring, coupled with underfloor heating, a feature wood block textured wall, feature wall lighting, deep windowsill with a fantastic seamless oriel glass ceiling window/ceiling feature. There is also a large black edged pivot feature door to the garden.

#### Landing

Well decorated with high ceilings, spit level with one mezzanine level to the beautiful bathroom. The main level has doors to the three bedrooms, a uPVC double glazed window, a loft hatch to the boarded loft which has a ladder. There is a white traditional three column radiator and sisal carpet.

#### Bedroom One

Good sized double bedroom with exposed floorboards, a feature wallpaper wall, high ceilings, traditional three column white radiator and a replaced conservation double glazed sash window to the front.

#### Bedroom Two

A double bedroom, with exposed floorboards, feature wallpaper walls, built in alcove shelving, a traditional three column, white radiator and a uPVC double glazed window to the rear.

#### Bedroom Three

A good size bedroom, with built-in alcove shelving, tall ceilings, a three column, traditional radiator and a replaced conservation double glazed sash window.

#### Bathroom

A wonderful four piece spacious bathroom which has a contemporary one piece sink unit, with mixer tap, a floor standing modern roll-top, clawfoot bath that has a central mixer tap, with handheld shower attachment. There is a toilet, fitted cabinetry, tall white





radiator and a walk-in glass shower enclosure, with a rainfall thermostatic mains shower, down-lighting. A uPVC double glazed window, an extractor and downlights.

#### Cellar

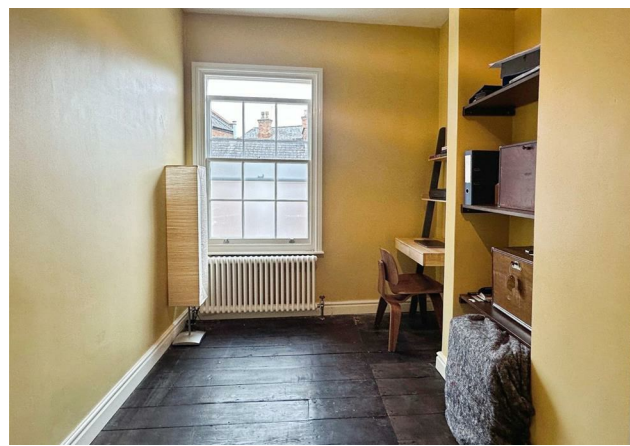
The Gas boiler it's fitted on the wall, stairs then laid down to the cellar, which has a painted concrete floor, there is a timber window, downlights, electrics, and a radiator.

#### Garden

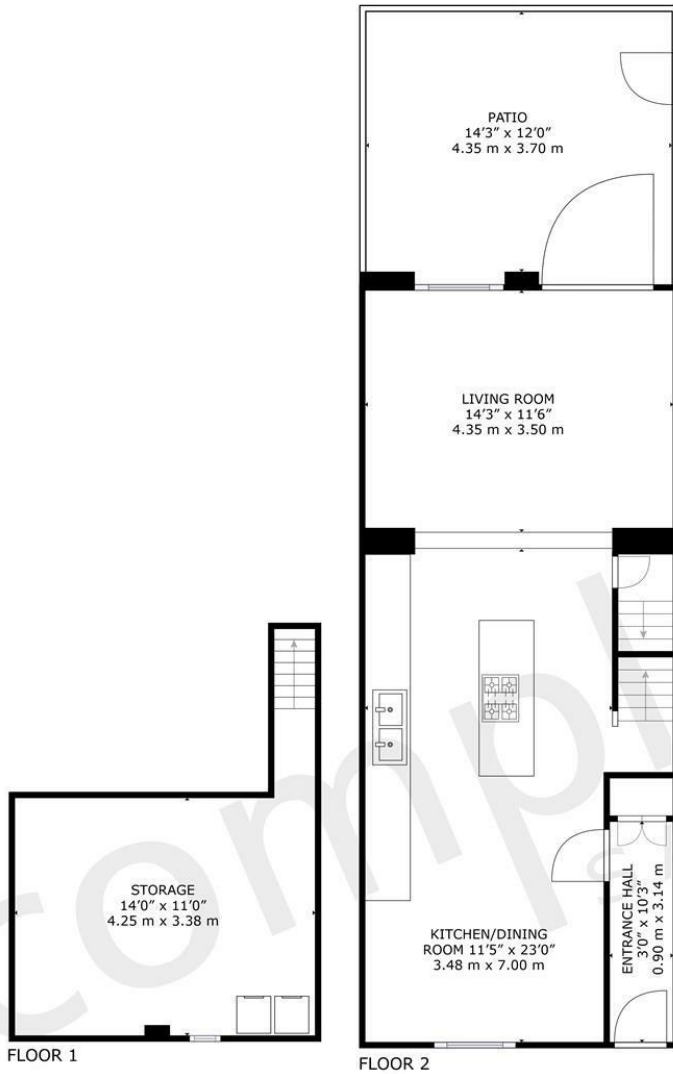
Low maintenance landscaped garden, with tiled flooring, up lighting, fixed bench, gate to the alleyway and there is a feature pot wall great for making a textured display of greenery and flowers. There's an outside tap and electrics.

#### Location

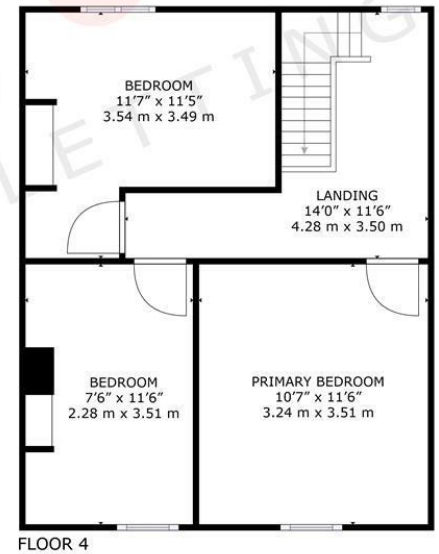
This Victorian home is situated in a quiet & trendy position just off Leam Terrace, in a highly regarded residential address. Dating from the 1860's this terrace is in a sought after conservation area, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).







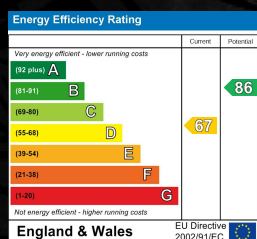
**GROSS INTERNAL AREA**  
 FLOOR 1: 170 sq. ft, 16 m<sup>2</sup>, FLOOR 2: 503 sq. ft, 47 m<sup>2</sup>  
 FLOOR 3: 117 sq. ft, 11 m<sup>2</sup>, FLOOR 4: 448 sq. ft, 42 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 182 sq. ft, 170 m<sup>2</sup>  
 TOTAL: 1,237 sq. ft, 115 m<sup>2</sup>







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



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