



LEWIS ROAD, RADFORD SEMELE

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A charming and spacious 1909-built semi-detached home, located in the highly desirable village of Radford Semele, just a short distance from Leamington Spa. This characterful property offers excellent potential for modernisation and extension (subject to planning permission) and could easily be reconfigured into a three-bedroom home. The accommodation comprises an inviting entrance hall, a cosy living room with a stone fireplace, kitchen, conservatory, two generous double bedrooms, and a family bathroom. Outside, there is a beautifully landscaped rear and side garden, while the front is block-paved with mature planting areas. Radford Semele is a popular and friendly village featuring a local pub, shop, primary school, and picturesque countryside walks - offering the perfect blend of rural charm and convenience. Offered with no onward chain.

It's in the details...

Hallway

UPVC door leads into the hallway which has a carpeted staircase leading to the first floor, solid timber doors to the lounge and the kitchen. There was a radiator and a uPVC double glazed window to the front.

Lounge

A good size living room with a central stone fireplace, a uPVC double window to the front elevation, a wall mounted radiator and double glazed French doors to the conservatory.

Kitchen

Oak kitchen which has white worktops, space and plumbing for Washing Machine, fitted oven with flooring gas hob, stainless steel splashback and extractor. A stainless steel sink with a mixer tap and drainer. There were two uPVC double glazed windows and a wall mounted Glow-worm gas boiler. There's an archway through to under-stairs pantry, door to the guest WC and uPVC double glazed door through to the conservatory.

Guest WC

With a toilet, a sink, a radiator and a uPVC double glazed window

Conservatory

Built with a brick base, uPVC double glazed units and French doors to the garden. There is a polycarbonate roof. Fan light.

Landing

Landing has timber balustrade, a radiator, a uPVC double glazed window and a loft hatch to the part board loft. There are timber doors through to the two bedrooms and bathroom.

Bedroom One

A large double bedroom, with a uPVC double glazed window, two radiators, a decorative fireplace and exposed beams to the ceiling.

Bedroom Two

A double bedroom with high ceilings and a uPVC double glazed window to the front. There are fitted wardrobes and cupboards and a radiator.

Bathroom

Fitted with a white suite comprising of a bath with a mains shower over and bi-folding shower screen. A toilet, hand wash facing, a radiator, open storage cupboard with the electric hot water tank and there is a uPVC double glazed window.



Rear & Side Garden

The garden is landscape with pathways and retained bedding areas with hedgerow boundary. The garden is retained by fencing, with concrete gravel boards and posts. Timber gate leads to the front.

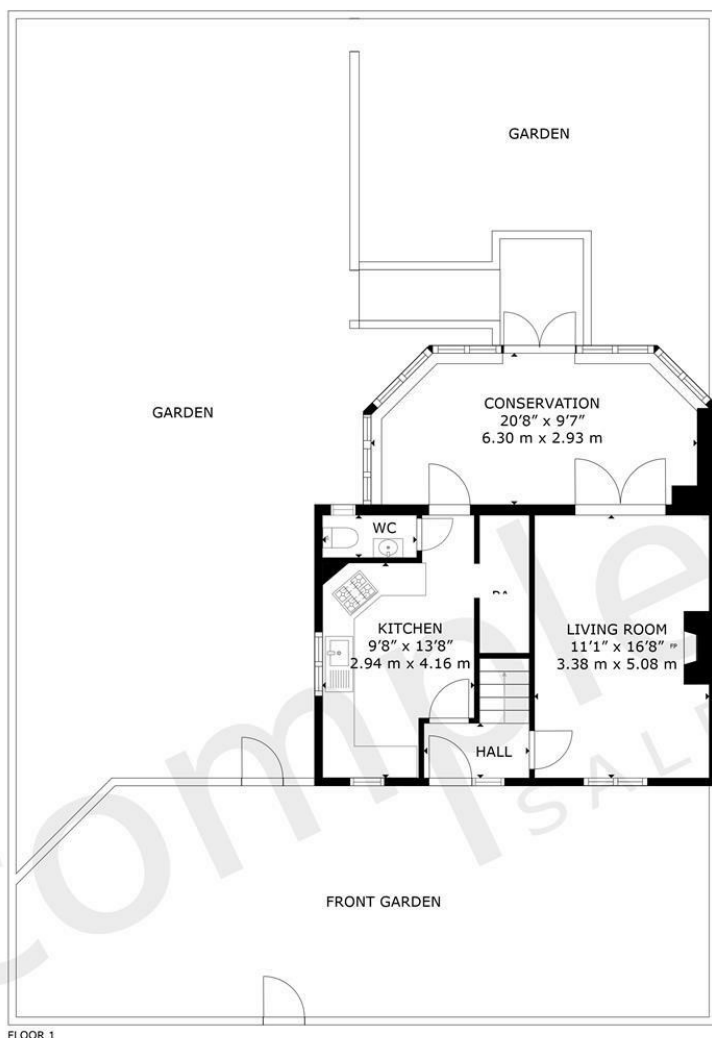
Front Garden

An attractive frontage which has been landscaped with block paving, which has areas of retained bedding full of bushes, plants and flowers. There is a brick wall to the front, a metal gate and hedgerow.

Location

Lewis Road is conveniently located in the centre of Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.



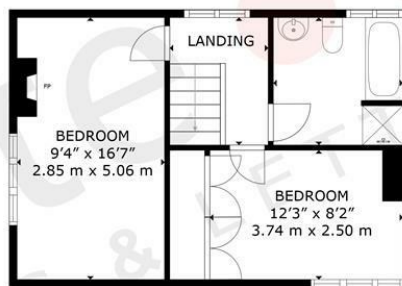


FLOOR 1

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GROSS INTERNAL AREA
FLOOR 1: 623 sq. ft, 57 m², FLOOR 2: 407 sq. ft, 37 m²
TOTAL: 1,030 sq. ft, 94 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



BATHROOM
8'3" x 8'1"
2.51 m x 2.46 m

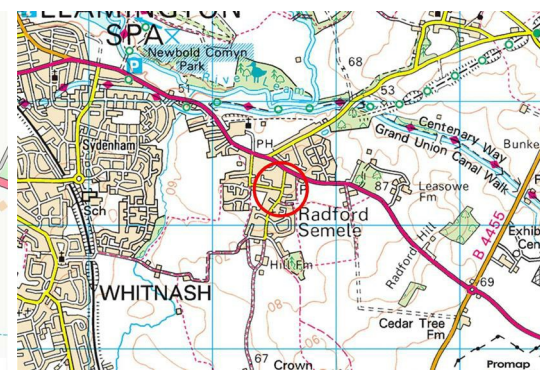
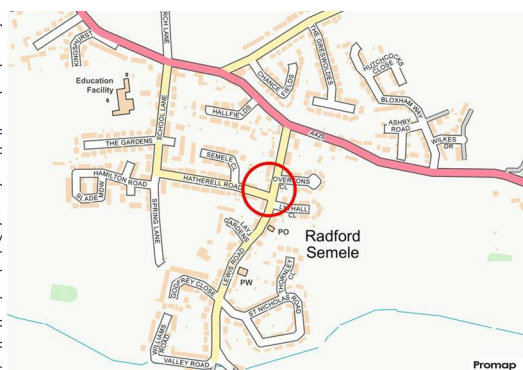


The Leamington Property Expert





- Semi Detached Built 1909
- Two Spacious Double Bedrooms
- Large Lounge
- Kitchen
- Wrap Around Garden
- In Need Of Modernisation
- Could Be Easily Changed 3 Bed
- Conservatory
- Guest WC
- No Chain



LEWIS ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-28)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	88

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

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