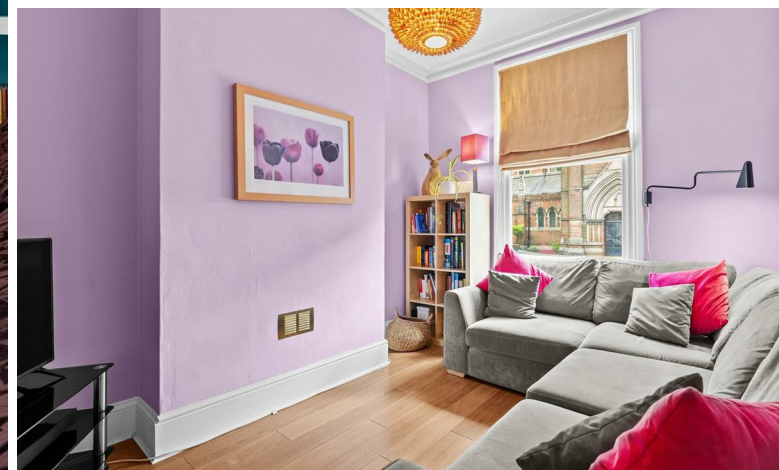


**ehB**  
RESIDENTIAL

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'Spire View', 25, Leicester Street, Leamington Spa



A spacious, period semi-detached five bedroomed home, conveniently located just North of the town centre in this popular location.

#### 'Spire View'

Occupies a fantastic position within Leamington, being located just North East of the town and walking distance of the Parade, and yet also within walking distance of the Campion Hills and Newbold Comyn with all of its variety of leisure and recreational facilities.

Overlooking St Paul's Church, this particular property offers well proportioned, balanced and flexible living with three main receptions as well as a dining/kitchen, practical utility room and cellar. Five good sized bedrooms spread over two levels. To the rear of the property is an attractively landscaped, enclosed garden with a high degree of

privacy for a town centre property. VIEWING HIGHLY RECOMMENDED.

#### Briefly Comprising;

Recessed porch, entrance hallway, sitting room, family room/snug, dining room with patio doors to garden, contemporary dining/kitchen, rear lobby, ground floor WC, utility room, twin chamber cellar. First floor landing, four double bedrooms, modern fitted bathroom and separate cloakroom, and additional fifth bedroom/study. Enclosed, walled courtyard, patioed and lawned rear garden. Gas radiator heating. Double glazing.

#### The Property

Is approached via a gated pathway leading up to recessed porch with period entrance door with glazed windows and matching panels to the side and above, giving access to...

#### Impressive Entrance Hallway

Feature cornicing to the ceiling and the ceiling, painted floorboarding, staircase rising to first floor landing, radiator.

#### Sitting Room

12'7" x 16' into bay (3.84m x 4.88m into bay) With timber framed sash windows to front elevation, cornicing, picture rail, fireplace surround and fitted display shelving, storage to chimney recesses, painted flooring, double radiator.

#### Family Room/Snug

9'11" x 12'4" (3.02m x 3.76m) With timber framed double glazed sash window to front elevation, coved cornicing, laminate flooring, radiator.





#### Dining Room

9'8" x 18'6" (2.95m x 5.64m)

With corncicing, picture rail, laminate flooring, two radiators, timber framed double glazed French doors with steps leading down to garden to rear.

#### Kitchen/Dining

16'6" x 13'8" exp to 19'8" in kitchen area (5.03m x 4.17m exp to 5.99m in kitchen area)

#### Dining Area

With large double glazed timber framed window to side elevation, downlighter points to ceiling, further column radiator, tiled flooring extending throughout, useful wall and storage units with Tambour cupboard fronts providing concealed kitchen storage, two broad openings through to...

#### Kitchen Area

Fitted with a range of matching wall units, with solid slate working surface, inset five point Miele gas hob with Neff filter hood over and stainless splashback, Bosch double oven to side and built-in Neff combination microwave, concealed refrigerator, concealed Hisense dishwasher, lantern style roof with downlighter points, further glazed window overlooking the garden. Door to...

#### Utility Room

8'6" x 12'2" (2.59m x 3.71m)

Being a large room with tall ceilings providing excellent, useful, practical space with large working surface with base and wall cupboards over, sink drainer unit, space and plumbing for washing machine, wall mounted radiators, cupboards built-into chimney recesses and fireplace concealing additional useful storage.

#### Rear Lobby

With door leading to garden, downlighter points to ceiling, tiled floor, door to...

#### Ground Floor WC

Fitted with a white contemporary suite to comprise; low level WC with concealed cistern, wall mounted wash hand basin, splashback tiling, timber framed, double glazed window to rear elevation, electric panel heater.

#### Cellarage

Approached from the rear of the hallway with steps leading down to two main chambers and additional area under hallway.

#### Chamber One

12'7" x 16' (3.84m x 4.88m)

With wall mounted Worcester boiler and insulated hot water cylinder, wall mounted meters and fuse box.





#### Chamber Two

9'11" x 12'5" (3.02m x 3.78m)  
Providing further storage.

#### First Floor Landing

Providing access to the bathrooms, with radiator and double doors to storage cupboard with shelving.

#### Family Bathroom

Fitted with a contemporary white suite to comprise; large double ended bath with central filler and shower attachment, large corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, wide winged contemporary wash hand basin with mono-mixer set into vanity storage, heated mirror with two shaving points, splashback tiling, chrome radiator towel rail, downlighter points to ceiling, extractor, timber framed double glazed sash window to rear elevation, tiled flooring.

#### Separate Cloakroom/WC

Fitted with a white low level WC, wall mounted wash hand basin, timber framed double glazed obscure sash window to side elevation, tiled floor.

#### Main Landing

Providing access to the four main bedrooms, with hatch to roof space, additional staircase rising to the rear mezzanine level.

#### Bedroom One (Front)

12'7" into chimney recess x 16'1" to bay (3.84m into chimney recess x 4.90m to bay)  
With timber framed double glazed sash windows to front elevation, cornicing, picture rail, double radiator, exposed timber flooring.

#### Bedroom Two (Front)

14'11" into chimney recess x 12'5" max (4.55m into chimney recess x 3.78m max)  
With two timber framed double glazed sash windows to front elevation, cornicing and radiators, painted floor boards.

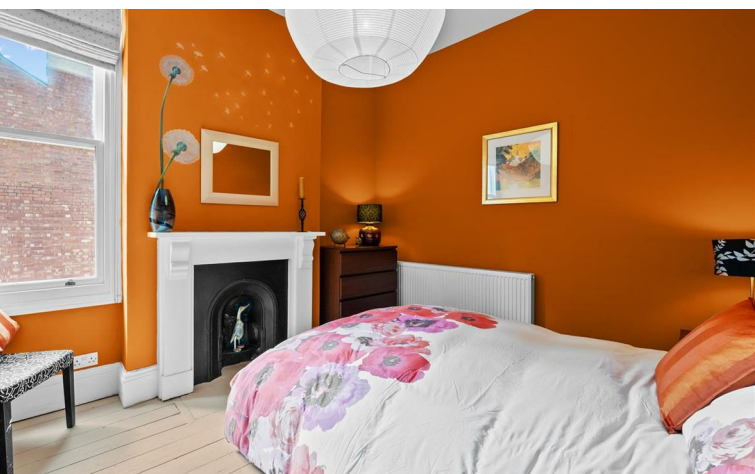
#### Bedroom Three (Side)

10'8" x 12'3" (3.25m x 3.73m)  
With feature fireplace surround, double glazed timber framed sash window to side elevation, radiator, painted timber flooring.

#### Bedroom Four (Rear)

9'10" into chimney recess x 13'5" (3.00m into chimney recess x 4.09m)  
With timber framed double glazed sash window to rear elevation, radiator, painted timber flooring.





**Bedroom Five (Approached via mezzanine landing to 10'3" x 8'8" (3.12m x 2.64m)**

With timber framed sash window to rear elevation, radiator, laminate flooring.

**Mezzanine Shower Room**

With white modern suite to comprise; pedestal wash hand basin with mono-mixer, low level WC, corner shower cubicle, splashback tiling, tiled floor, chrome radiator towel rail.

**Outside (Front)**

To the front of the property is a shallow fore garden set behind brick wall, with path leading to the entrance door.

**Outside (Rear)**

To the rear of the property is an attractive and highly private walled

garden, laid to a combination of paving and patio areas with a central lawn, surrounded in the main by brick walling with mature herbaceous planting, and personal gate to the side.

**Mobile Phone Coverage**

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

**Broadband Availability**

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

**Rights of Way & Covenants**

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

**Tenure**

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

**Services**

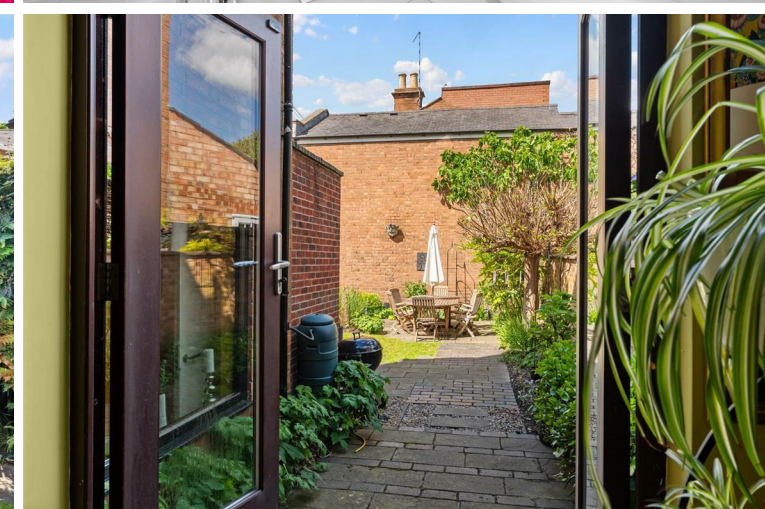
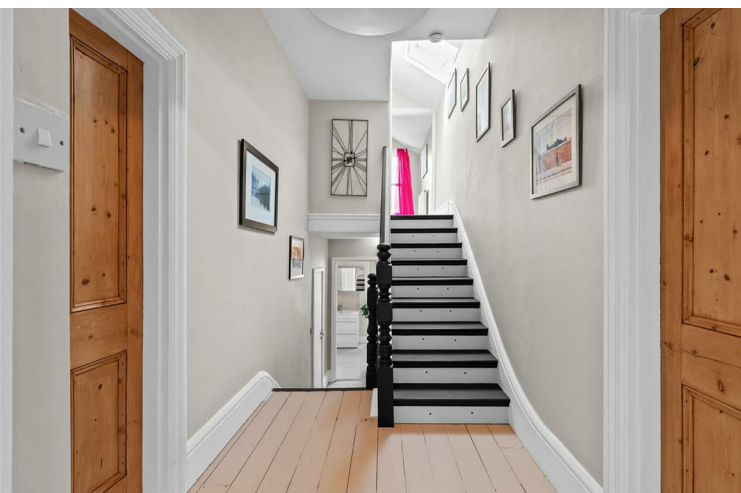
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

**Council Tax**

Council Tax Band E.

**Location**

CV32 4TD





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- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881 144 [ehbresidential.com](http://ehbresidential.com)

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>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Total area: approx. 237.7 sq. metres (2558.5 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.



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