



**Connells**

Stretton Crescent  
Leamington Spa



### Property Description

A well-presented semi-detached home offering spacious accommodation throughout, ideally suited for families or first-time buyers.

To the front of the property is a driveway providing convenient off-road parking and leading to the front door. Upon entering, you are welcomed into a hallway with stairs rising to the first floor and a door giving access to the spacious lounge/diner, a bright and versatile room perfect for both relaxing and entertaining.

The lounge/diner leads through to the kitchen, which in turn opens into the useful utility room, complete with a side door providing access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, a family bathroom, and a separate WC, creating an ideal layout for family living.

Outside, the rear garden is mainly laid to lawn and enclosed with fence panels for privacy. A decking area with a charming veranda provides the perfect spot for outdoor seating and entertaining.

This lovely home is ready for its next chapter and offers great potential for any buyer.

### Approach

Via a driveway to the front of the property which leads to the front door opening into the hallway.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a door leading to the lounge.

### Lounge

21' 1" max x 11' 3" max ( 6.43m max x 3.43m max )

Generously sized, light and airy lounge

consisting of a gas feature fire place, a radiator, television point, a double glazed window to front elevation and double glazed French doors leading to the garden.

### Kitchen

11' 2" max x 9' 9" max ( 3.40m max x 2.97m max )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated washing machine, whilst proving space for a RangeMaster, Benefitting from a pantry cupboard, a double glazed window to rear elevation and a door leading to the utility room.

### Utility Room

9' 6" x 6' 5" ( 2.90m x 1.96m )

Having a door leading to the garden and a window to the side elevation.

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard housing the gas central heating boiler and doors to all bedrooms, family bathroom and separate W/C.

### Bedroom One

10' 3" max x 11' 5" max ( 3.12m max x 3.48m max )

Double bedroom having a walk-in cupboard/wardrobe, a radiator and a double glazed window to front elevation.



### Bedroom Two

13' 8" max x 9' 2" max ( 4.17m max x 2.79m max )

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bedroom Three

6' 5" x 10' 9" ( 1.96m x 3.28m )

Double bedroom with a radiator and a double glazed window to front elevation.

### Bathroom

Two piece suite fitted with a wash hand basin and bath with mixer taps and shower over. Having a heated towel rail and a double glazed window to rear elevation.

### Separate W/C

Fitted with a low level W/C.

### Outside

### Rear Garden

Being mainly laid to lawn with fence panels to the boarders, decking area having a veranda perfect for external dining.

### Parking

Having a tarmac driveway to the front of the property.

### Agent's Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.





**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

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Tenure: Freehold



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