



RUGBY ROAD, NORTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS





This exceptional four/five -bedroom, two-bathroom townhouse is beautifully arranged across four floors, offering versatile living in one of Leamington's most sought-after locations. At the heart of the home is a stunning open-plan kitchen and dining area, perfect for both everyday living and entertaining. The property boasts four spacious bedrooms, including a principal suite with a dressing room. The top-floor bedroom opens onto an impressive private roof terrace, providing a unique outdoor retreat. Additional benefits include secure parking, a private garage, and excellent storage throughout. Ideally positioned in the desirable North Leamington area, the home is just a short walk from the vibrant town centre with its array of shops, cafés, and restaurants, as well as being close to well-regarded schools, beautiful parks, and recreational facilities.

Entrance Hall

Welcoming you into the home is a glazed panel timber entrance door, complemented by Karndean wood-effect flooring. The hallway features practical storage cupboards, recessed downlighters, and staircases leading both to the first floor and the basement.

Guest Cloakroom/WC

Fitted with a ceramic pedestal hand basin and mixer tap, low-level flush WC, and recessed downlighters.

Home Office/Study

With a continuation of the wood effect Karndean flooring, downlighters, central heating radiator and double glazed window to the front aspect.

Kitchen/Dining Room

An impressive dining room features French doors opening to a Juliet balcony, complemented by a secondary double-glazed window that floods the space with natural light. The room flows seamlessly into the contemporary fitted kitchen, designed with a range of high-gloss base and wall units, granite work surfaces, and a five-ring induction hob. Integrated appliances include an oven, microwave, fridge-freezer, and dishwasher. Recessed downlighters and concealed lighting complete the luxurious finish.

Lower Ground Floor

Accessed either from the private rear car park or internally through the garage, this welcoming hallway is finished with tiled flooring. It offers a useful under-stairs storage cupboard, a second built-in boiler cupboard, direct access to the garage, and stairs rising to the first floor.

Stairs & First Floor Landing

A fully carpeted staircase leads to the landing, complete with a central heating radiator and recessed downlighters.

Lounge

A bright and welcoming lounge, fully carpeted and featuring twin French doors opening onto a Juliet balcony. The room is complete with central heating radiators, a TV point, and recessed downlighters.

Family Bathroom

A contemporary part-tiled bathroom featuring a panelled bath with mixer tap and shower attachment, a separate tiled shower cubicle with sliding screen door and integrated shower unit, ceramic hand wash basin, and low-level flush WC. Finished with a heated towel radiator and tiled flooring for a sleek, modern look.

Bedroom

A spacious double bedroom, fully carpeted and fitted with built-in sliding door wardrobes offering hanging rails and shelving. Dual-aspect windows to the front elevation provide excellent natural light, complemented by a central heating radiator.

Stairs & Second Floor Landing

Carpeted with central heating radiator and recessed downlighters.

Bedroom With Dressing Room

A generous double bedroom with dual-aspect double-glazed windows to the front elevation, fully carpeted and featuring a central heating radiator. The adjoining dressing room is fitted with two double built-in sliding door wardrobes, providing excellent storage and a stylish, organized space.



En Suite Bathroom

A contemporary part-tiled en suite featuring a ceramic hand wash basin with mixer tap, low-level flush WC, heated towel radiator, and a fully tiled shower cubicle with fitted shower unit and screen, combining functionality with modern style.

Bedroom

With central heating radiator, built in sliding wardrobes and light point.

Top Floor Bedroom

A spacious top-floor double bedroom, carpeted and featuring recessed downlighters and a central heating radiator. Bi-fold doors open onto a private roof terrace, while a Velux window floods the room with natural light, creating a bright and airy retreat.

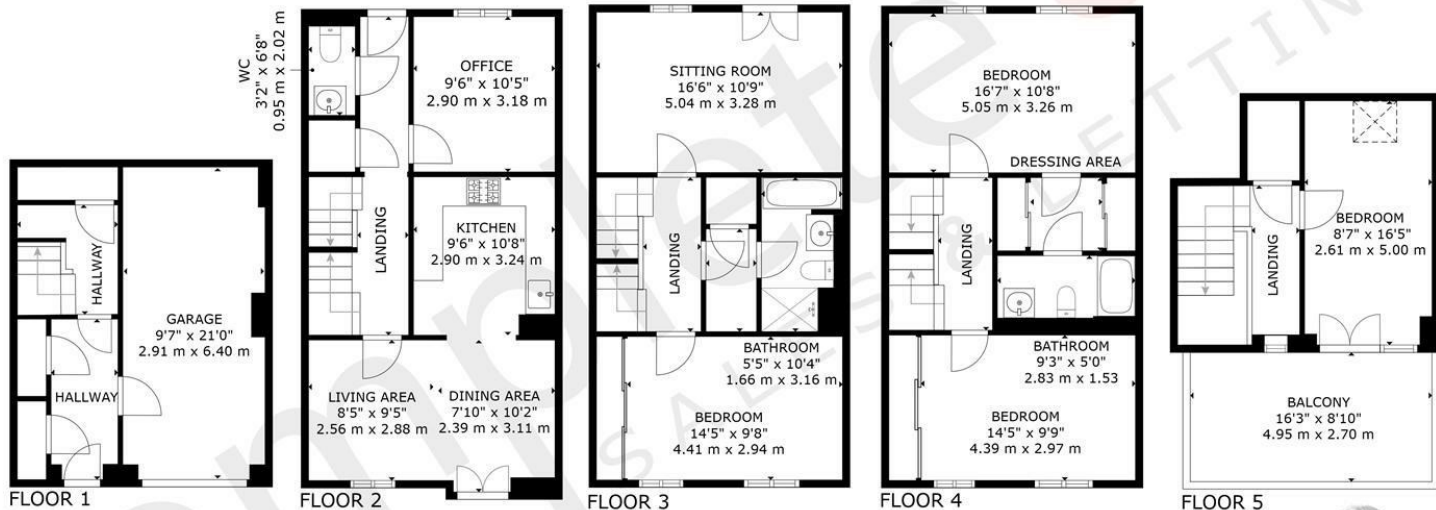
Outside & Parking

Garage for one vehicle with up and over door and internal door to the property. There are also two parking spaces in the private car park.

Location

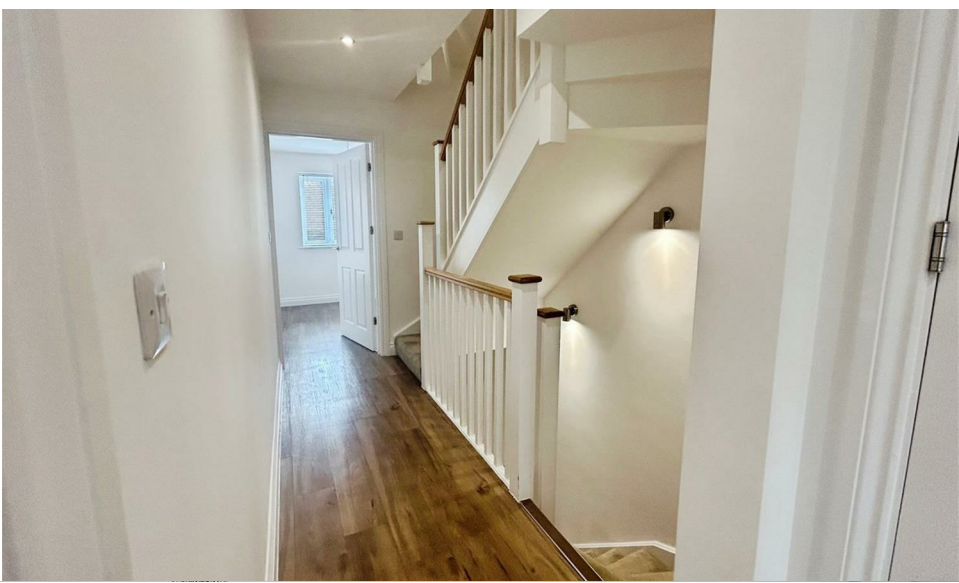
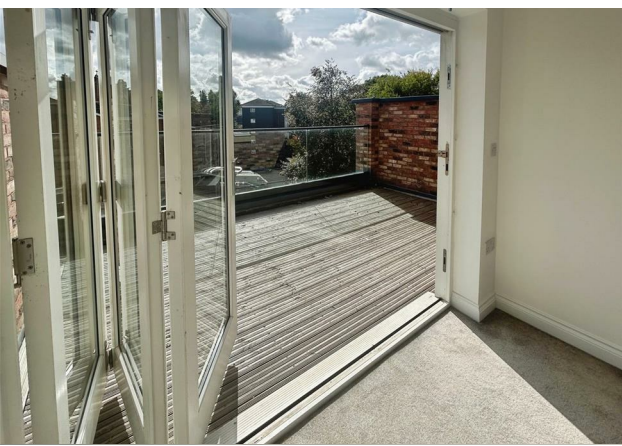
Rugby Road is a town centre location close to the Leamington tennis club and Northumberland Road. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, beautiful parks & gardens, and range of excellent private and state schools with Milverton Primary, Brookhurst Primary, and Trinity Catholic School within walking distance, as well as catchment for North Leamington School. The A46 is approximately three miles from the property and is close to excellent transport links, providing links to the heart of the Midlands motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham and a wide range of further towns and is positioned 1.3 km from the property.





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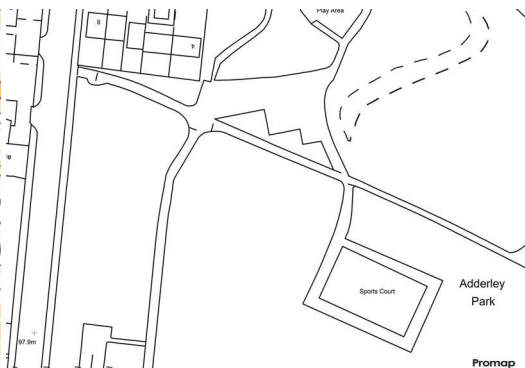
GROSS INTERNAL AREA
 FLOOR 1: 149 sq. ft, 13 m², FLOOR 2: 521 sq. ft, 48 m²
 FLOOR 3: 519 sq. ft, 48 m², FLOOR 4: 519 sq. ft, 48 m²
 FLOOR 5: 253 sq. ft, 23 m², **TOTAL: 1,961 sq. ft, 180 m²**
 EXCLUDED AREAS: GARAGE: 200 sq.ft, 18 m², BALCONY: 141 sq. ft. 13 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





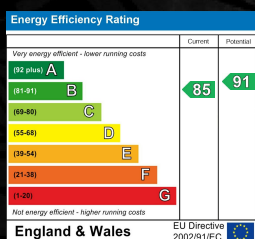
- Four Bedroom Town House
- Two Bathroom
- First Floor Lounge
- Roof Terrace
- Vacant Possession

- North Leamington Town Centre Location
- Open Plan Kitchen Diner
- Gated Secure Parking & Garage
- Dressing Room To Master Bedroom
- Exceptional Family Home



RUGBY ROAD, LEAMINGTON SPA

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



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