



Connells

Langdale Close
Leamington Spa



Property Description

Situated in the ever-popular Lillington area, this well-presented two double bedroom semi-detached home enjoys beautiful open field views to the rear and would make an ideal first-time purchase or investment opportunity.

The accommodation comprises a welcoming entrance hallway, a modern fitted kitchen installed in 2023, a spacious lounge/dining room, sun room and a useful lean-to providing additional storage and practical utility space. Both the sun room and lean to benefit from new roofs fitted in 2026. To the first floor are two double bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from stunning open views across the fields, alongside a family bathroom.

Outside, the property boasts a generous rear garden backing directly onto open countryside. To the front, there is a driveway and a garage, providing off road parking and storage.

Offering a desirable location, well-maintained accommodation and picturesque views, this is a fantastic opportunity for first-time buyers, downsizers and investors alike.



Location

Langdale Close is situated in the popular Lillington area of Leamington Spa, a well-established residential location that offers a blend of peaceful surroundings and excellent everyday convenience. The property is within easy reach of a variety of local amenities including convenience stores, supermarkets, healthcare facilities, parks and leisure amenities, with Tesco Express Lillington and local shops nearby. The vibrant town centre of Royal Leamington Spa is also easily accessible, providing an extensive range of independent boutiques, cafés, restaurants and entertainment venues. Families are well catered for with several well regarded schools nearby, including Lillington Primary School, Our Lady and St Teresa's Catholic Primary School, Telford Infant School and North Leamington School. The property benefits from excellent transport connections, with Leamington Spa Railway Station approximately 1.6 miles away, offering regular services to Birmingham, Coventry and London Marylebone, while nearby road links including the A452, A46 and M40 motorway provide convenient access across Warwickshire and the wider Midlands region. This desirable location is ideal for families, professionals and commuters alike.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

First Floor

Total floor area 94.7 m² (1,020 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA312879



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Property Ref: SPA312879 - 0007