



LONSDALE ROAD, LEAMINGTON SPA, CV32 7EP



# Property Description

\*\*\* EXTENDED FAMILY HOME IN TELFORD PRIMARY SCHOOL CATCHMENT \*\*\*

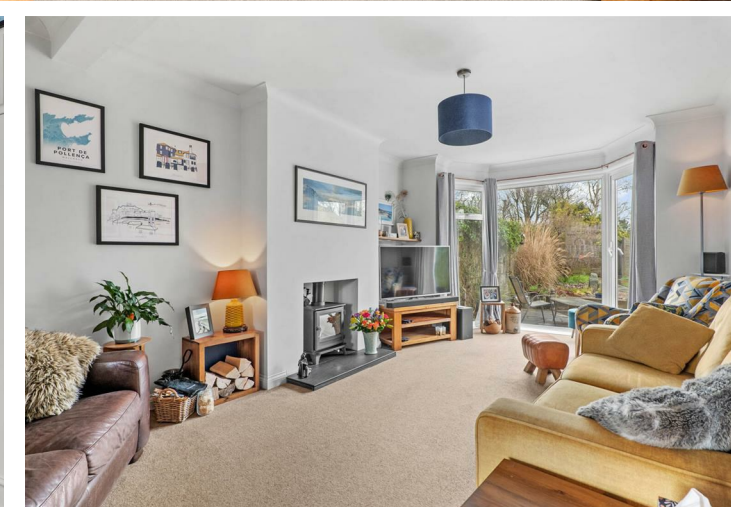
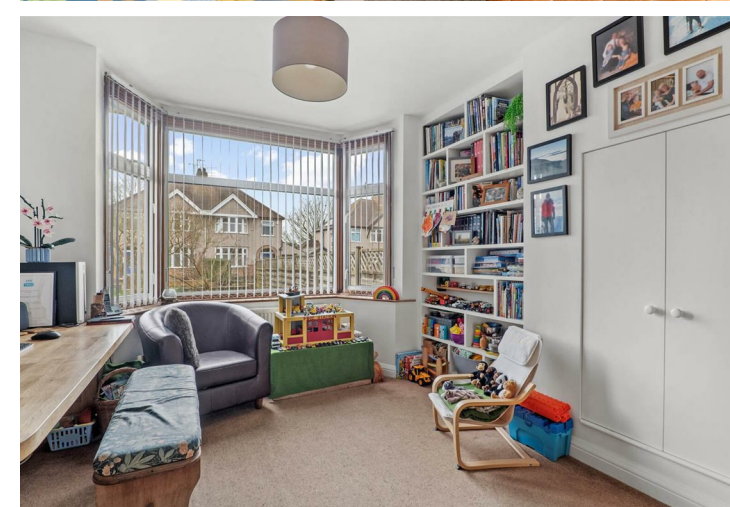
This superbly presented family home is located in North Leamington Spa just a short walk from local shops, and other conveniences. This property was last available to purchase in 1986 and over the past 40 years has undergone a transformation from its original design with the inclusion of a well designed side extension creating a larger kitchen space.

In brief the property comprises of, entrance hall with timber effect flooring, hallway closet with privacy window, living room dining room with floor to ceiling picture windows over the garden. in the living room area there is a log burner for those cosy evenings in, and solid wood doors that can be open and closed to section off the dining area at the front of the property. The extended kitchen has been thoughtfully designed with high gloss modern cabinets, breakfast bar and integrated items such as dishwasher, oven and electric hob. There are double doors out onto the garden and also further cabinets leading down to a door through to the garage which has a high quality german made roller door.

On the first floor there are two large double bedrooms with fitted wardrobes, a generous single bedroom and a modern, tiled bathroom with separate shower and bath.

To the rear of the property is a lovingly maintained garden with patio and path leading to decked area and outside living room ideal for outdoor entertaining on the balmy summer evenings. Towards the back of the garden is a large solid wood workshop measuring some 16ft by 8ft which could be used as a home office or hobby shed. To the front of the property is a bloc paved driveway for at least two cars and a small fore garden.

This property must be viewed to appreciate its quality of finish and position. Approx. 200 meters from Telford Primary School and this is the first property of this style to come to market on Lonsdale road for over three years. Early viewings advised.





## Key Features

- Telford Primary School Catchment
- Side Extension on Kitchen
- Through Living Room Dining Room
- Three Bedrooms
- Family Bathroom
- Rear Garden with Outdoor Entertainment Space and Large Shed
- Garage with Electric Roller Shutter Door
- Off Street Parking for at least Two Cars
- Walled Foregarden
- Viewing Strongly Advised

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



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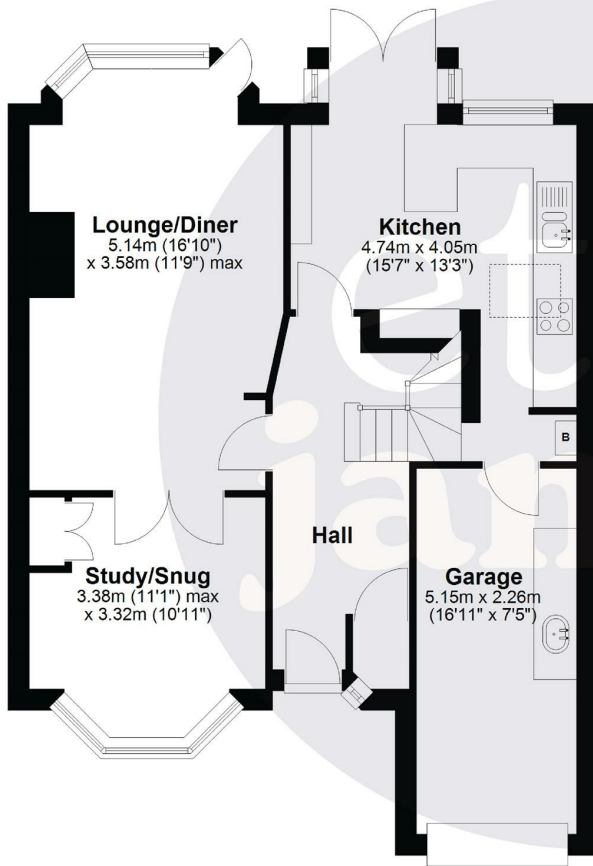
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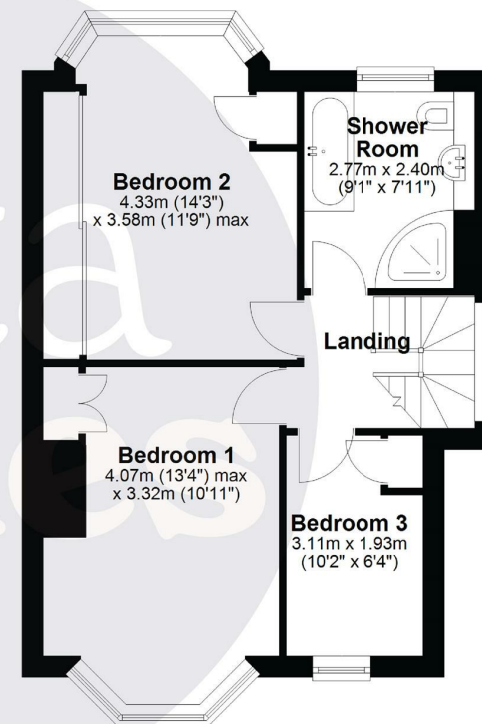
### Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



### First Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.