

**LEWIS ROAD, LEAMINGTON SPA CV31 1UP**



**A SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN A POPULAR VILLAGE LOCATION.**

- SEMI DETACHED
- VILLAGE LOCATION
- QUIET POSITION
- THREE DOUBLE BEDROOMS
  - CONVERTED GARAGE
  - MATURE REAR GARDEN
- OPEN PLAN KITCHEN/DINER
  - LARGE LIVING ROOM
  - BATHROOM
- LOCAL AMENITIES

**4 BEDROOMS**

**PRICE GUIDE £400,000**

Nestled in the desirable village of Radford Semele, this extended four-bedroom semi-detached family house on Lewis Road offers a perfect blend of comfort and charm. The property boasts a large driveway, providing ample off-road parking, which is a rare find in this picturesque area.

As you step inside, you will be greeted by well-proportioned rooms that exude warmth and character. The spacious layout is ideal for family living, allowing for both relaxation and entertaining. Each room is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout the home.

The generous garden is a standout feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on a sunny day.

This property is not just a house; it is a home that offers a wonderful lifestyle in a community-oriented village. With its charming surroundings and convenient access to local amenities, this lovely house is an excellent opportunity for families looking to settle in a tranquil yet vibrant area. Don't miss the chance to make this delightful property your own.

### **Ground Floor**

A small storm porch leads into the entrance hallway with herringbone flooring, stairs to the first floor and a built in cupboard. The carpet continues through to the main reception room to the rear, which has been extended and now offers ample space for a sitting area, and a dining/study area. There is a large window over looking the garden and patio doors out to the patio. At the front is a spacious kitchen diner. The kitchen has a range of shaker style units, with wood effect work surfaces, built in electric oven, hob and extractor hood, and built in fridge freezer. The dining area has Parquet flooring, window over looking the garden and a door to the side of the house.

### **First Floor**

On the first floor there are three double bedrooms, one with built in wardrobes. The bathroom is a good size and has a white suite with a shower over the bath, and heated towel radiator.

### **Outside**

To the front is a large block paved driveway with space for three/four cars, and a large lawn. To the rear is a large enclosed garden, with a patio the full width of the house offers great entertaining space, large lawn which has with shrub and flower beds either side and a pathway leading to the bottom of the garden where there is a further decked area with a Pergola.

### **Location**

Radford Semele is a friendly, safe and well thought of village, which has a strong sense of community. The village has a highly rated local pub, school, local amenities and a social club. It is within a short drive of Leamington and has some lovely scenic walks on its doorstep.

### **Entrance Hallway**

Spacious and welcoming hallway with lots of natural light.

### **Sitting Room 21'10" x 10'9" (6.67 x 3.30)**

Excellent size living room, benefiting also from lots of light, with two double glazed windows to the front and side aspect, radiators and light points.

### **Kitchen 13'4" x 8'1" (4.07 x 2.48)**

With an open plan kitchen dining area, with a double glazed window to the front of the kitchen, overlooking the front garden. With light points and radiators.

### **Dining Room 10'11" x 9'0" (3.34 x 2.76)**

With a double glazed window to the rear aspect.

**Bedroom One 14'0" x 11'0" (4.29 x 3.36)**

Benefiting from a double glazed window to the rear aspect, light point and radiator.

**Bedroom Two 14'1" x 8'11" (4.30 x 2.73)**

With a double glazed window to the rear aspect, light point and radiator.

**Bedroom Three 11'0" x 7'0" (3.36 x 2.15)**

The third bedroom is facing the front, with a double glazed window, light point and radiator.

**Bedroom Four/Office**

This room is the converted garage space and could be used for a number of uses. With a double glazed window to the front and a light point.

**Bathroom**

With a double glazed window to the front aspect, light point, radiator, sink, WC, bath with shower attachment.

**Garden**

A lovely sized and well maintained garden, sure to catch the eye.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is D

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123















**Ground Floor**  
Floor area 66.2 m<sup>2</sup> (713 sq.ft.)



**First Floor**  
Floor area 48.3 m<sup>2</sup> (520 sq.ft.)

**TOTAL: 114.6 m<sup>2</sup> (1,233 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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	<b>54</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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