



## NARBOROUGH COURT, 58 WARWICK PLACE

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SALES & LETTINGS





A 1970's mews cottage, situated at the rear of a Victorian Villa on Warwick Place. Peacefully set back from the road, a very well-presented family home across three floors with an entrance hall, a re-fitted guest WC, a stylish fitted kitchen and a spacious lounge diner. On the first floor are two double bedrooms and a bathroom, and on the second floor is the third double bedroom. Other benefits include an en-bloc garage and communal parking, along with access to the rear via Conway Road which has further on-street parking. The property is freehold and is walking distance to the vibrant town centre, Victoria Park, Warwickshire College and the train station.



It's in the details...

#### Approach

Set behind 58 Warwick Place, which is a large Victorian Villa, there is a private shared driveway up the side of the property, which leads to the front doors of the mews cottage.

#### Storm Porch

An attractive re-built tiled canopy & painted timber, with an attractive glazed entrance door leading into the inner porch, with a stylish patterned tiled flooring, a traditional two-column radiator and a cupboard housing the meters. There is a glass door to the hallway and a timber door to the guest WC.

#### Guest WC

Patterned tiled flooring, a white toilet, a small handbasin and a wall fitted black mixer tap. There is a two-column traditional radiator and a timber single-glazed window to the front.



#### Hallway

Stylish, patterned tiling to the floor, a painted staircase that has a carpet runner to the first floor and there is a small storage cupboard below. An open doorway through to the kitchen and a painted timber door to the lounge diner.

#### Kitchen

A continuation of the attractive tiled flooring, a grey heritage-style fitted kitchen, with brushed chrome handles and thick oak worktops. There is an integrated slimline dishwasher, with a fitted oven, a fitted microwave oven, a four-ring electric hob and an extractor cover. A ceramic butler-style sink with a flexible mixer tap, under-counter lighting, downlighting, a fitted under-counter fridge, a fitted under-counter freezer and a fitted washing machine. There is a timber sash window to the front.



#### Lounge Diner

Fitted with wonderful feature oak parquet flooring in a herringbone pattern, an understairs storage cupboard, a two-column traditional radiator and timber French doors with matching side windows to the garden. There's an array of downlights and wall lighting.

#### Landing

Nicely decorated first-floor landing with spindle balustrade and spindles. A staircase rises to the second floor with painted timber steps and carpet runner, a Nest thermostat and painted panelled doors to bedrooms and the bathroom.



#### Bedroom One

Spacious double bedrooms with solid wood flooring, modern contrasting painted walls, timber sash windows overlooking the garden, a wall-mounted two column radiator and fitted handmade timber wardrobes.

#### Bedroom Two

Spacious double bedroom with solid wood white-washed flooring, a two-column radiator, a timber sash window overlooking the front, fitted wardrobe, ample space for desks and drawers.



#### Bathroom

A stylish bathroom that has a wet room style shower space, with a mirrored glass screen and a rainfall thermostatic main shower with handheld attachment. There is a deep bath with a chrome mixer tap and tiling, a toilet and a floating handbasin with a chrome mixer tap. Includes a chrome towel radiator and a door to a storage cupboard with shelving. Downlighting, some wall tiling and an extractor.

#### Second Floor Mini-Landing

With a Velux window, pastel-coloured walls, useful high-level shelf with eaves storage. A painted door into the third bedroom, and another boarded eaves storage cupboard.

#### Second Floor Bedroom

A good-sized third bedroom, which has a black conservation Velux window, a radiator and down-lights.

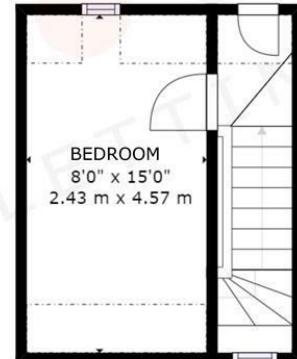
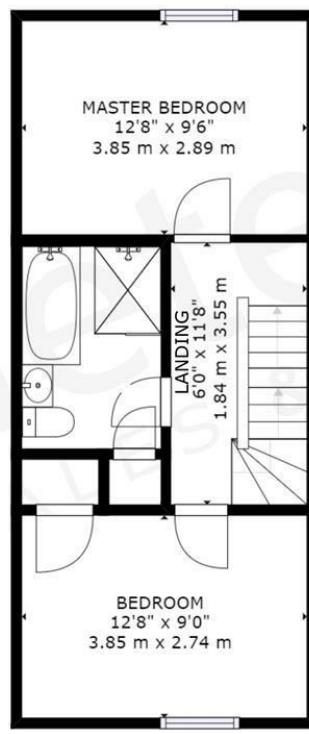
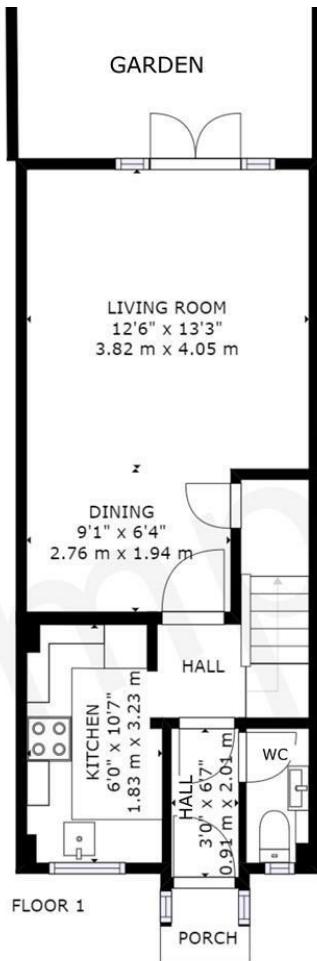
#### Rear Garden

A low-maintenance garden with Indian sandstone paving, brick and sleeper-built seating, sleeper raised bedding, and bedding border with fully stocked plants, flowers and small bushes. There is a gate for rear access that takes you to a side road with non-permit parking.

#### Garage & Parking

Private drive off Warwick New Road into the housing, communal parking spaces to the front of the main Victorian building. Area of garden to the front. Drive leads up the side to the garages and the cottages. This home has an en-bloc garage.





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GROSS INTERNAL AREA

FLOOR 1: 387 sq ft, 36 m<sup>2</sup>, FLOOR 2: 391 sq ft, 36 m<sup>2</sup>

FLOOR 3: 138 sq ft, 13 m<sup>2</sup>, EXCLUDED AREAS:

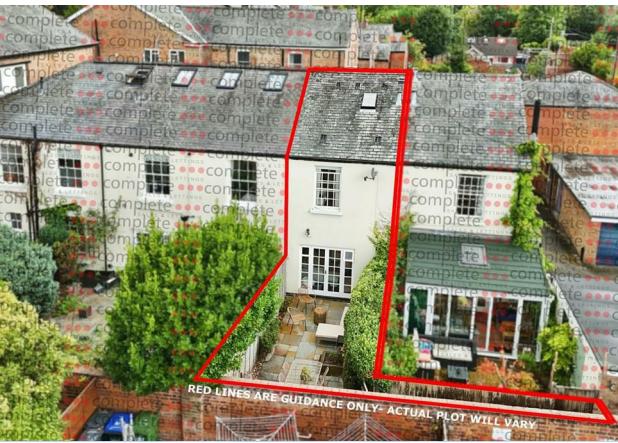
PATIO: 368 sq ft, 34 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 38 sq ft, 4 m<sup>2</sup>

TOTAL: 916 sq ft, 85 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location

Situated just west of the town centre, a 10-to-15-minute walk from the train station, where hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, large parks, beautiful gardens and a range of excellent private and state schools, it is a highly desirable place to live. This property is not far from Victoria Park, The Leamington Tennis Club and it's within walking distance to Warwick.



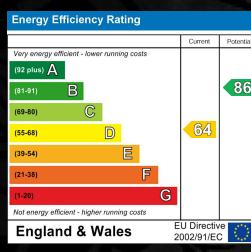


- 1970's Mews Cottage
- Three Floor Home
- Kitchen & Guest WC
- Landscaped Garden
- Communal Parking
- Three Double Bedrooms
- Bathroom
- Lounge Diner
- En-Bloc Garage
- Close To Town & Parks



## NARBOROUGH COURT, LEAMINGTON SPA

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



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