



**Connells**

The Spinney  
Leamington Spa

# The Spinney Leamington Spa CV32 6ED

for sale offers over  
**£300,000**



## Property Description

Located in the popular area of Milverton, this three bedroom terrace property is offered for sale with no onward chain and is ideally positioned within walking distance of local amenities and within easy reach of both Leamington Spa & Warwick town centres.

The accommodation comprises a welcoming entrance porch, a spacious lounge with dining area and a separate kitchen. To the first floor, the property offers two double bedrooms, with the principle bedroom benefitting from fitted wardrobes, along with a third single bedroom and a family bathroom.

Externally the property benefits from a landscaped rear garden and garage en bloc. The home offers a great opportunity for a purchaser to update and personalise to their own taste!

## Approach

The property is set back from the road behind a lawned fore garden with a pathway leading to the front entrance.

## Entrance Porch

5' 8" x 5' ( 1.73m x 1.52m )

Having double glazed windows to front and side elevations and a door leading to;

## Lounge/Diner

23' 2" x 18' max ( 7.06m x 5.49m max )

Generously sized, bay-fronted lounge/diner with stairs rising to the first floor and consisting of two radiators, a feature fire place

with fitted electric fire, double glazed sliding patio doors leading to the garden and a door into the kitchen.

## Kitchen

8' 5" x 9' 9" ( 2.57m x 2.97m )

Fitted with wall and base units with tiled work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Fitted with an oven with a gas hob and cooker hood over whilst providing space for appliances and housing the gas central heating boiler. Comprising an under stairs storage cupboard and a double glazed bay window to rear elevation.

## First Floor

### Landing

The stairs lead from the lounge dining room. There is access to the loft via a ladder and doors to all bedrooms and the family bathroom.

### Bedroom One

13' 9" max x 10' max ( 4.19m max x 3.05m max )

Double bedroom having fitted wardrobes with lighting and overhead storage, a radiator and a double glazed window to front elevation.

### Bedroom Two

9' x 9' 9" plus door recess ( 2.74m x 2.97m plus door recess )

Double bedroom with an airing cupboard housing the hot water tank, laminate flooring, a radiator and a double glazed window to rear elevation.

### Bedroom Three

10' 9" including stair bulkhead x 7' 7" ( 3.28m including stair bulkhead x 2.31m )

Benefitting from a cupboard over the stair bulk head, a radiator, laminate flooring and a double glazed window to front elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, a low level W/C and corner bath with shower. Having partly tiled walls, a shaver point, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

Mature rear garden being mainly laid to lawn with a patio area, planted borders and a shed. Being fence enclosed with gated rear access leading to the garage. en bloc.

### Garage

17' 2" x 8' 6" ( 5.23m x 2.59m )

Garage en- bloc, having an up and over door.

### Parking

On street parking available.

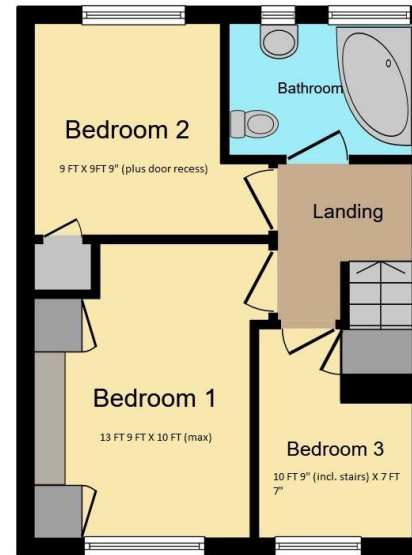








**Ground Floor**



**First Floor**

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: SPA314874 - 0004