



Napton Drive, Leamington Spa, CV32 7UX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 10th AUGUST - DEPOSIT
ALTERNATIVE AVAILABLE *** This beautifully
extended three-bedroom mid-terraced family
home is ideally situated within a quiet cul-de-sac
to the north of Leamington Spa, whilst remaining
within walking distance of the town centre and its
excellent amenities.

Presented to a modern standard throughout, the
accommodation briefly comprises a welcoming
entrance hall with useful cloak storage, a
comfortable living room with under-stair storage,
and a spacious breakfast kitchen offering an
excellent range of fitted units and a feature
freestanding Rangemaster oven. Integrated
appliances including a fridge/freezer and
dishwasher are also included. A separate utility
room with guest WC houses the washing machine
and provides direct access to the private rear
garden via patio doors.

To the first floor, the property offers a principal
bedroom to the rear elevation with ensuite
shower room, alongside two further well-
proportioned double bedrooms, both benefitting
from built-in wardrobes. A family bathroom fitted
with a white suite and shower over the bath
serves the remaining accommodation, while
additional landing storage and a versatile walk-in
wardrobe/home office space further enhance the
practicality of the home.

Externally, the property enjoys a private, low-
maintenance rear garden laid with artificial grass,
together with outside storage and side return
access. Please note the summer house is
excluded from the tenancy. Driveway parking is
available for two vehicles.

Offered UNFURNISHED. Energy Rating C. Council
Tax Band D.





Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

Key Features

- AVAILABLE 10th AUGUST - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms, Two Bathrooms
- Mid Terraced House
- Well Proportioned Accommodation
- Modern Presentation Throughout
- Rear Private Garden
- Driveway Parking
- Energy Rating C
- Council Tax Band D

£1,650 PCM