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77, Leicester Street, Leamington Spa

An attractive, spacious and flexible semi-detached family home, conveniently sited to the town centre with large rear garden.

Briefly Comprising;

Canopy porch, reception hallway with fitted storage. Through living/dining room with patio doors to garden. Refitted modern breakfast kitchen. Versatile Snug/Study. Three first floor bedrooms, one with en-suite wash facilities, and refitted family shower room. Two further attic rooms to top floor. Double glazing. Gas radiator heating. Attractive block paved driveway and fore garden, providing off road parking. Large patio, decked, lawned rear garden.
NO CHAIN.

Leicester Street

Is an attractive double fronted property, conveniently situated on Leicester Street, offering spacious and versatile family living. Enviably within a short stroll of the town centre, and yet also offering good access to The Campion Hills and Newbold Comyn with all the recreational facilities they offer.

Over recent years these properties have proved to be extremely popular and a number of properties have undergone a programme of significant extension and enlargement.

The Property

Is approached via an attractive set block paved driveway, giving access via steps to entrance door set under a timber arched canopy porch. Six panel entrance door gives access to...

Reception Hallway

With staircase rising to first floor landing. Spacious area to the left leads to an enclosed mirror fronted storage solution, providing shelving and hanging, and concealing Worcester combi boiler. Upvc multi pane style double glazed window to front elevation, radiator, wood look flooring, double doors to useful understairs storage and door to...

Ground Floor WC

Fitted with a modern white low level WC with concealed cistern, wide winged wash hand basin with mono-mixer set into vanity storage, chrome radiator towel rail, upvc obscure double glazed window to side elevation.

Through Living/Dining Room

27'3" overall (8.31m overall)

Living Room
With upvc multi pane style double glazed window to front elevation, downlighter points to ceiling with coved cornicing and double radiator. Broad opening through to...

Dining Room
10'8" x 12' (3.25m x 3.66m)
With continuation of downlighter points to ceiling and coved cornicing, upvc double glazed multi pane style French doors opening directly to the deck to the rear. Internal door to kitchen.

Breakfast Kitchen
15'6" x 10'10" (4.72m x 3.30m)
Being open plan and yet forming distinctive areas.

Kitchen Area
With a range of cream high gloss wall and base units, with attractive granite working surface with matching upstands over. Inset four point electric hob with glazed splashback and stainless filter hood over. Inset one and a half bowl Franke sink drainer unit with mixer tap. Space for dishwasher, space for washing machine, space for condensing tumble dryer. Integrated double oven and separate combi/oven/microwave, concealed fridge freezer. Eye level wall cupboards. Upvc double glazed French door with windows to side leading to garden.

Dining Area
With freestanding, attractive banquette seating with in built storage, in which is included in the sale. Double radiator, continuation of wood look flooring.

Snug/Study
13'4" x 9'2" (4.06m x 2.79m)
With upvc multi pane style double glazed window to side elevation, radiator. Continuation of wood look flooring.

First Floor Landing
With staircase rising to converted attic, coved cornicing, refitted timber doors to all first floor rooms.

Bedroom One
8'10" x 15'6" (2.69m x 4.72m)
With upvc double glazed multi pane windows to front and rear elevation, radiator.

Bedroom Two (Front)
10'1" x 12' (3.07m x 3.66m)
With upvc double glazed window to front elevation, coved cornicing, radiator and door to...

En-Suite Wash Facilities
With wash hand basin with mono-mixer set into vanity storage, shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, full splashback tiling, extractor, downlighter points to ceiling, chrome radiator, underfloor heating, tiled floor.

Bedroom Three
6'8" x 9' (2.03m x 2.74m)
With upvc double glazed window to rear elevation.

Family Bathroom
Attractively fitted with a contemporary suite to comprise; wash hand basin with mono-mixer set into vanity cupboard, with low level WC and concealed cistern to side. Double shower cubicle with fixed rainwater style shower head, additional hand held shower attachment, attractive neutral toned splashback tiling, downlighter points to ceiling, obscure upvc double glazed window to rear elevation, underfloor heating, tiled floor, radiator, towel rail.

Second Floor
With small landing area serving both attic rooms.

Attic Room One
8'6" max x 14'10" max (2.59m max x 4.52m max)
Feature angled ceiling lines restricting head height in part, double glazed roof line window, radiator, eaves storage.

Attic Room Two
9' x 9' square (2.74m x 2.74m square)
With upvc multi pane glazed dormer window and feature angled ceiling lines restricting head height in part, fitted desk and drawer units, storage/wardrobe, radiator.

Outside (Front)
The front of the property is attractively landscaped with a sweeping set block paved driveway, with mature flower borders and gated access to the side of the property leading to the rear garden.

Outside (Rear)
Immediately to the rear of the property is an attractive landscaped patio and stepped deck area, providing suitable entertaining, eating and relaxing spaces. Outside tap. The sleeper edged borders flank central paved steps, which lead up to the remainder of the garden. Principally laid to lawn and surrounded in the main by fencing and brick walling, established borders, bushes and established fruit trees (plum, apple and crab apple). Small shed toward the rear.

Large Garden Shed
9'7" x 15'4" (2.92m x 4.67m)
Providing useful storage with double doors and glazed windows to side.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

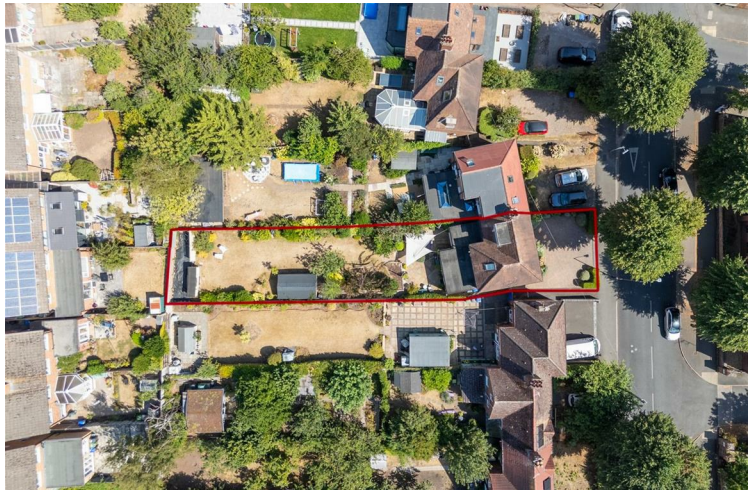
Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

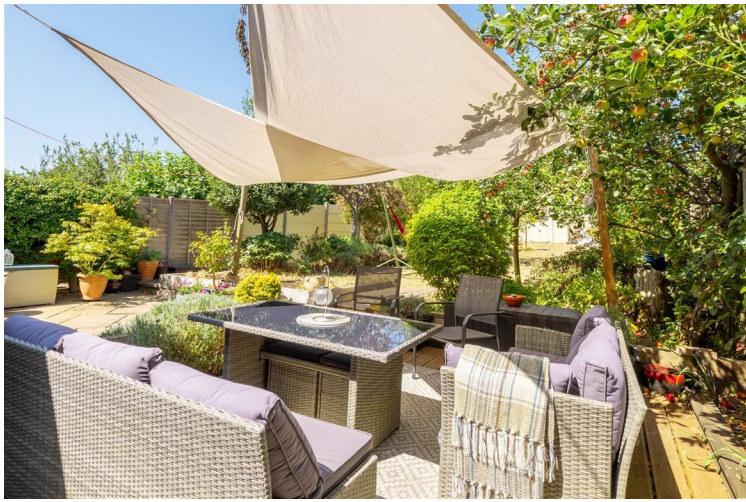
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

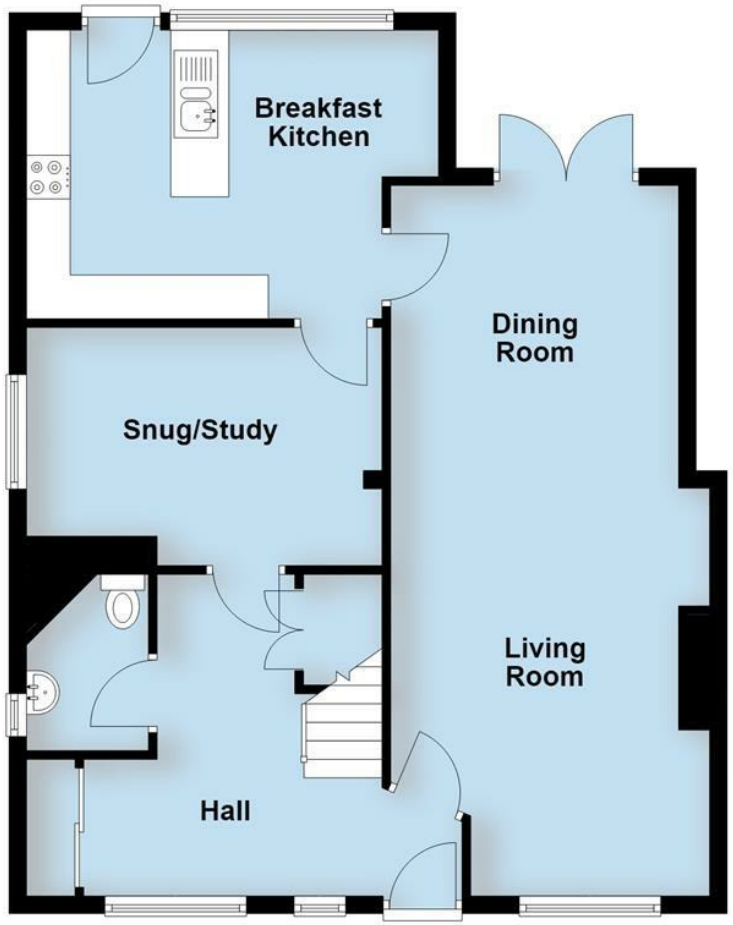
Council Tax
Council Tax Band C.

Location
CV32 4TD

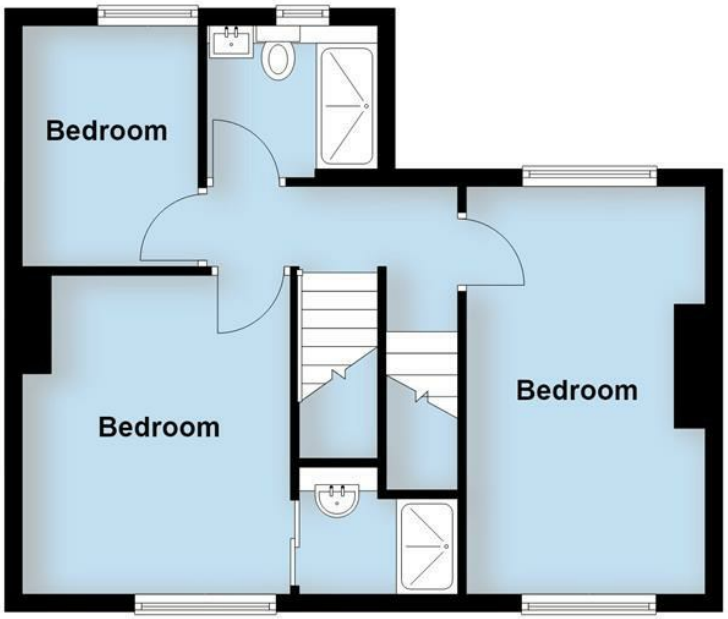




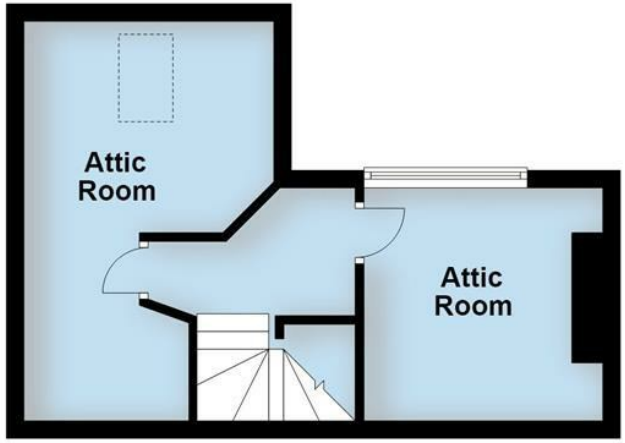
Ground Floor
Approx. 70.8 sq. metres (761.7 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.6 sq. feet)



Second Floor
Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 137.9 sq. metres (1484.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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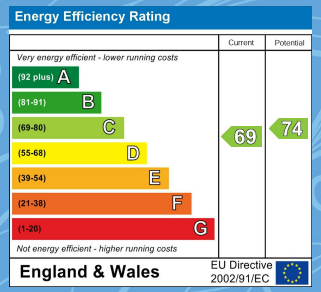

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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