



MILL HOUSE DRIVE, LEAMINGTON SPA

complete ●●●
SALES & LETTINGS





An elegant and enhanced Georgian-style end mews residence, thoughtfully upgraded by the current owners to offer beautifully proportioned three-bedroom accommodation. This impressive home boasts a stylish refitted kitchen and bathroom, along with a stunning orangery extension that provides a light-filled and versatile living space. Occupying arguably one of the most desirable positions within the development, the property enjoys a prime cul-de-sac setting with breathtaking open views to the side elevation, creating a wonderful sense of privacy and outlook.

Further benefits include a garage and two additional parking spaces conveniently located nearby. Early internal viewing is highly recommended to fully appreciate the quality, setting, and charm of this exceptional home.



Entrance Hall

A spacious and welcoming entrance hall featuring elegant parquet flooring, a central heating radiator, and a ceiling light point. Practical storage is provided by an under-stairs cupboard as well as a separate hanging rail cupboard. Doors lead through to the lounge and kitchen, with stairs rising to the first floor.

Breakfast Kitchen

An impressive L-shaped breakfast kitchen, thoughtfully extended by the current owners to create a spacious and sociable hub of the home. Fitted with a range of solid wood, cottage-style base and wall units with complementary drawers, the kitchen features a four-ring gas hob with extractor fan, Bosch oven and grill, integrated wine fridge, dishwasher, and washing machine. A porcelain double sink with mixer tap is set beneath contemporary tiled splashbacks.

Additional benefits include a designated space for a fridge freezer, double glazed window to the side aspect, and a further window overlooking the dining room extension, allowing for an abundance of natural light. A breakfast bar with high-level seating provides the perfect spot for casual dining, complemented by a central heating radiator for year-round comfort.

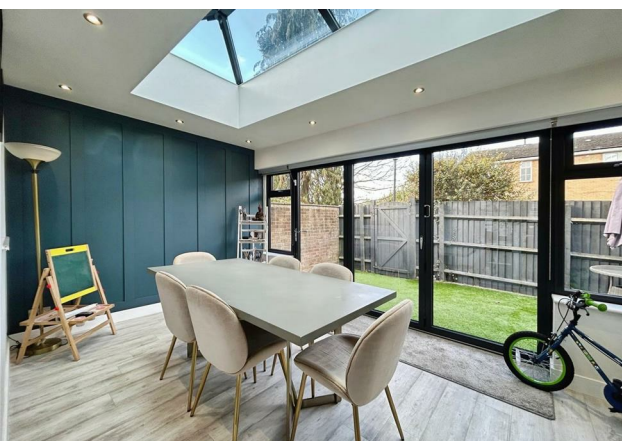


Lounge

A stylish open-plan lounge featuring contemporary wall panelling, a double glazed bay window to the front aspect, and elegant shutters. The space is enhanced by modern wall lighting and a continuation of the attractive Antico flooring, creating a cohesive and inviting living area. A door provides access through to the hallway.

Orangery

Enhanced by the current owners, this stylish space features attractive laminate flooring, decorative wall panelling, and inset spotlights to the ceiling. Bi-fold doors allow for a seamless flow of natural light, complemented by a contemporary central heating radiator. Glass-panelled doors lead through to the breakfast kitchen, alongside a double-glazed window providing additional light

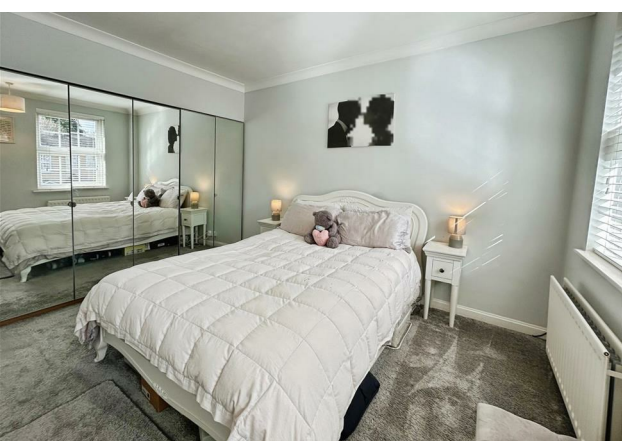


Stairs & Landing

The fully carpeted staircase leads to a spacious landing featuring a painted spindle balustrade and ceiling light point. The area benefits from loft access, a large storage cupboard with shelving, and a central heating radiator. A double-glazed window to the side elevation enjoys pleasant river and countryside views. Doors provide access to three bedrooms and the family bathroom.

Bedroom One

The principal bedroom is beautifully presented, featuring a luxurious carpet and dual-aspect double-glazed windows to the front elevation, allowing for an abundance of natural light. Additional highlights include a ceiling light point, central heating radiator, and mirrored fitted wardrobes. There is ample space for further bedroom furnishings, including a large chest of drawers and dressing table.



Bedroom Two

A well-proportioned double bedroom featuring a fully carpeted floor, two central heating radiators, and a ceiling light point. Double-glazed windows to the rear elevation provide pleasant views, while fitted wardrobes offer ample storage.



Bedroom Three

Bedroom three is a generously sized single room, featuring a fully carpeted floor, central heating radiator, and ceiling light point. A double-glazed window to the front elevation provides natural light. This versatile space is ideal as a bedroom or a work-from-home office.

Family Bathroom

The recently upgraded family bathroom is beautifully appointed, featuring full tiling throughout. It comprises a low-level WC, panelled bath with rainfall shower over and mixer tap, and a ceramic hand wash basin set within a vanity unit. Two obscured double-glazed windows to the rear elevation provide natural light while maintaining privacy. Further benefits include a wall-mounted heated towel radiator, ceiling light point, and extractor fan.

Garden

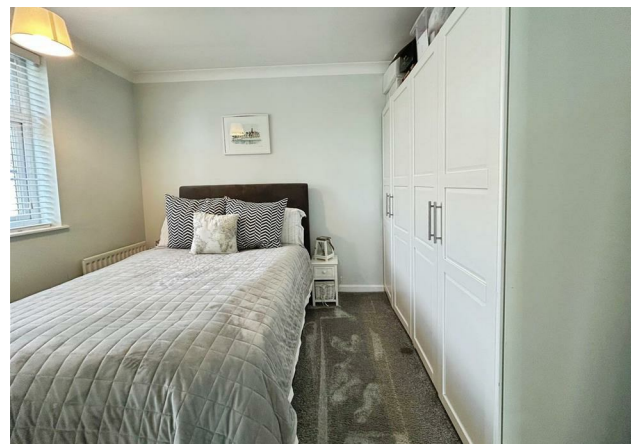
A low-maintenance, west-facing rear garden, fully enclosed by timber fencing with a rear access gate. The garden features artificial lawn and a brick-built side wall, creating a private and easily maintained outdoor space.

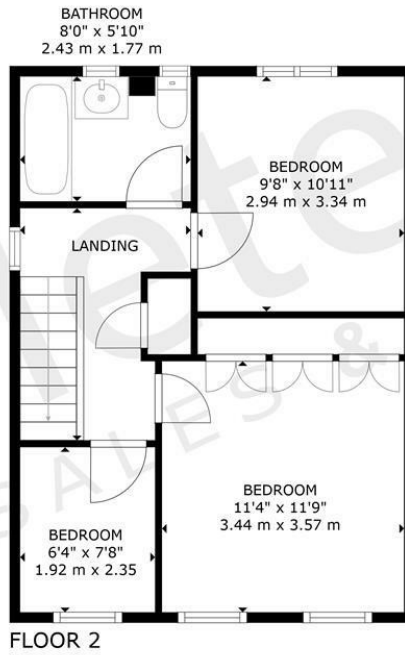
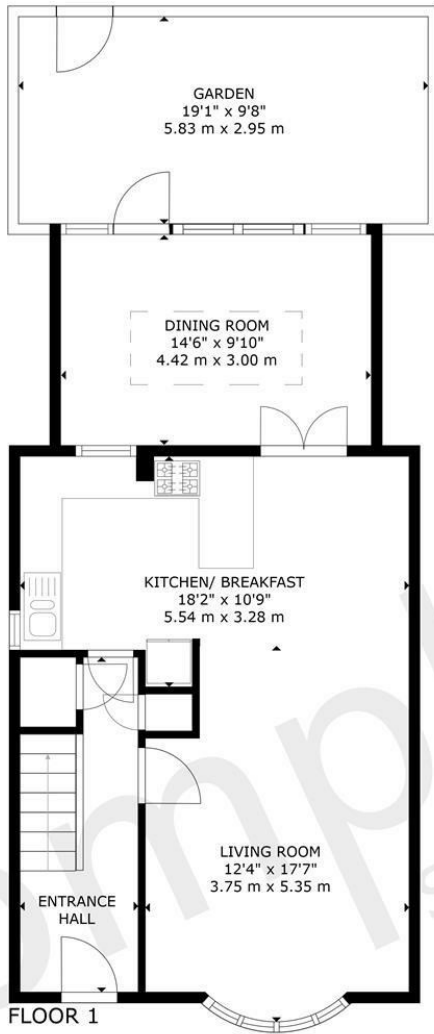
Parking

A pathway leads to the front entrance, complemented by a lawned area to the front of the property. The home further benefits from a single garage located opposite, along with two private parking spaces.

Location

Located set back in a private development in North West Leamington at the start of Warwick in a green and leafy - Mill House Terrace - which forms part of this Regency style development of three roads to include Mill House Drive and Mill House Close, set within their own grounds and landscaped areas. The development has always been





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GROSS INTERNAL AREA
FLOOR 1: 611 sq. ft, 56 m², FLOOR 2: 448 sq. ft, 41 m²
TOTAL: 1,059 sq. ft, 98 m²
EXCLUDED AREA: GARDEN: 185 sq. ft, 17 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

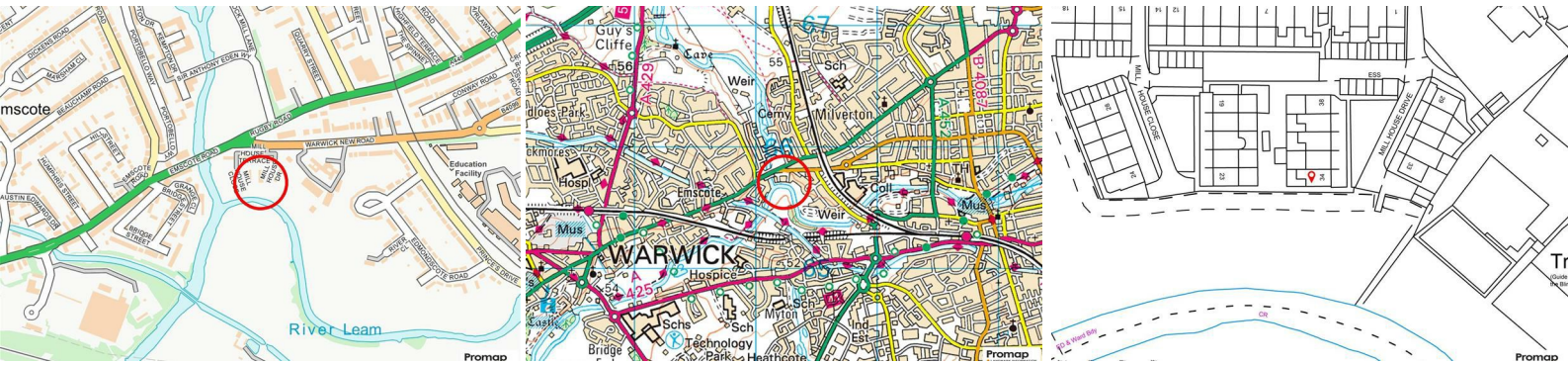


popular and conveniently sited within walking distance of the town centre of Leamington and just across the river bridge to the adjacent and connected town of Warwick, both with beautiful parks within walking distance- Victoria Park, St Nicholas Park and Potterton fields in front and further fields behind. The vibrant town centres both have lots to offer in terms of restaurants, coffee shops, retail outlets and boutiques. There is a Tesco superstore within walking distance and beautiful walks upto the Saxon Mill Gastro Pub along the River Avon. Local schools are Brookhurst Primary, Emscote Primary School, All Saints, Trinity Catholic School and Myton.





- Georgian Style End Terrace
- Improved By The Current Owners
- Remodelled Kitchen
- Rear Extension/Orangery
- Garage & Allocated Parking
- Three Bedrooms
- Bay Front Lounge
- Upgraded Bathroom
- River Views
- Well Situated For Leamington & Warwick



MILL HOUSE DRIVE, LEAMINGTON SPA

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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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