



**Connells**

Grayling Crescent  
Leamington Spa



## Property Description

This well-proportioned semi-detached home offers thoughtfully arranged accommodation and presents an excellent opportunity for first-time buyers or those looking to downsize. The property benefits from a driveway to the front, along with side access leading through to the rear garden, and is being sold with no onward chain.

On entering the property, there is a welcoming entrance hallway with stairs rising to the first floor. A door leads through to the lounge, which in turn opens into the kitchen/dining area, creating a sociable and practical living space. Also on the ground floor is a downstairs cloakroom and a rear access door opening directly onto the garden.

To the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, in addition to a separate family bathroom.

Externally, the property features a private rear garden with a seating area and a gated side access leading back to the front of the property, making it ideal for both relaxing and practical day-to-day living.

## Approach

Via driveway leading to the front door.

## Entrance Porch

With a door leading to;

## Entrance Hall

With stairs rising to the first floor, a radiator, LVT flooring and a door leading into the lounge.

## Lounge

14' 2" x 11' 1" max ( 4.32m x 3.38m max )

Spacious, light and airy lounge consisting of LVT flooring, a radiator, a double glazed window to front elevation and double doors leading to the kitchen/diner.

## Kitchen/Diner

11' 1" x 10' 7" ( 3.38m x 3.23m )

Modern kitchen, fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine and a fridge/freezer. There is a cupboard housing the gas central heating boiler, with LVT flooring, double glazed windows to side and rear elevations and door to the inner hallway.

## Inner Hallway

With a door to the downstairs W/C and to rear elevation.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, LVT flooring, tiling to the splash back areas, a radiator and an extractor fan.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the loft via hatch, a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

### Bedroom One

8' 10" max x 11' 2" max ( 2.69m max x 3.40m max )

Double bedroom benefitting from a built-in wardrobe, a radiator, a double glazed window to rear elevation and a door to;

### En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having tiled flooring, a heated towel rail and an extractor fan.

### Bedroom Two

8' 10" x 11' 1" max ( 2.69m x 3.38m max )

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to front elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having tiled flooring, a shaver point, ceiling spotlights and an extractor fan

### Outside

### Rear Garden

Beautifully landscaped and private garden being mainly laid to astro turf and fence enclosed. Benefitting from two patio areas, an outdoor tap and gated side access.

## Parking

Driveway to front providing off road parking for two cars with an EV charging point.

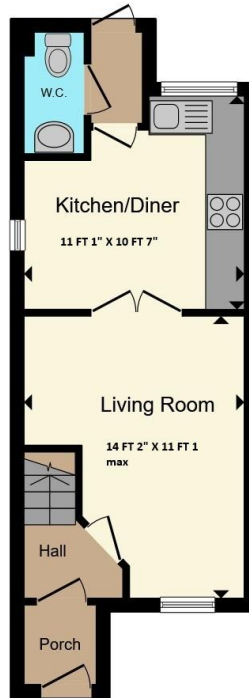
## Seller's Comments

We were first drawn to this home because of its setting within such a beautiful neighbourhood. It's one of the very few semi-detached houses in the area, which means you get the best of both worlds - a real sense of privacy while still being part of a friendly, welcoming community. The house itself is well laid out and makes great use of the space, and we've furnished it in a way that really maximises each area for comfortable, everyday living. We've also taken great care of the home and furnishings, and would be happy to include the furniture as part of the sale if a buyer prefers a move-in ready option. There's also a lovely open green space with a small play area just outside, which adds to the overall feel of the area. The garden has been one of our favourite features, especially in the summer months, as it's a spacious and relaxing place to spend time. The en-suite has also been a big plus for us. Overall, it's been a really happy home and a wonderful place to live.

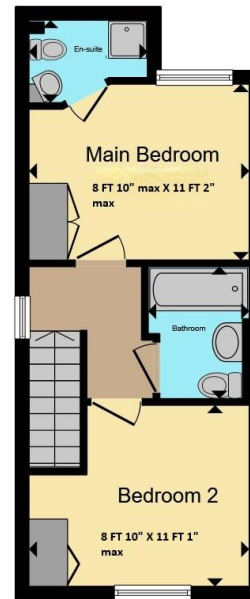








**Ground Floor**



**First Floor**

Total floor area 58.4 m<sup>2</sup> (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315237](http://connells.co.uk/Property/SPA315237)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA315237 - 0003