



MEADOW CLOSE, LEAMINGTON SPA, CV32 7AS



## Property Description

\*\*\* LOVINGLY LOOKED AFTER FAMILY HOME IN NORTH LEAMINGTON SPA \*\*\* After 35 years of ownership and raising their own family here, the owners of this wonderful home have decided to move. Positioned on a quiet no through road, the property is close to parks, shops, a local public house, and Telford Infants and North Leamington School are all within walking distance. Over the past 35 years this property has undergone a transformation from its original design to include a two storey side extension with a single storey extension behind that.

The property itself comprises of, entrance hall with re engineered oak flooring, formal dining room with feature bay window, separate living room with modern multi fuel log burner, open plan kitchen family room with velux window and doors onto rear garden, downstairs W/C along with sink and shower and a half garage providing storage for things such as bikes, bins etc.

The staircase is solid oak bannister and spindles leading to the first floor where there are three double bedrooms, two of which have fitted wardrobes. There is a family bathroom with separate shower and both along with underfloor heating. At the end of the landing is space for a reading chair and is framed with a picture window.

To the rear of the property is an East Facing garden laid to lawn along with patio area. To the front of the property is parking for five cars and further gardens.

This home is generously proportioned, positioned on a great plot, located in a popular area and must be viewed to appreciate.





## Key Features

- Two Storey Side Extension
- Corner Plot
- Three Double Bedrooms
- Two Bathrooms
- Kitchen / Family Room
- Living Room with Multi Fuel Burner
- Dining Room
- East Facing Rear Garden
- Off Street Parking for Five Cars
- Half Garage for Storage

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



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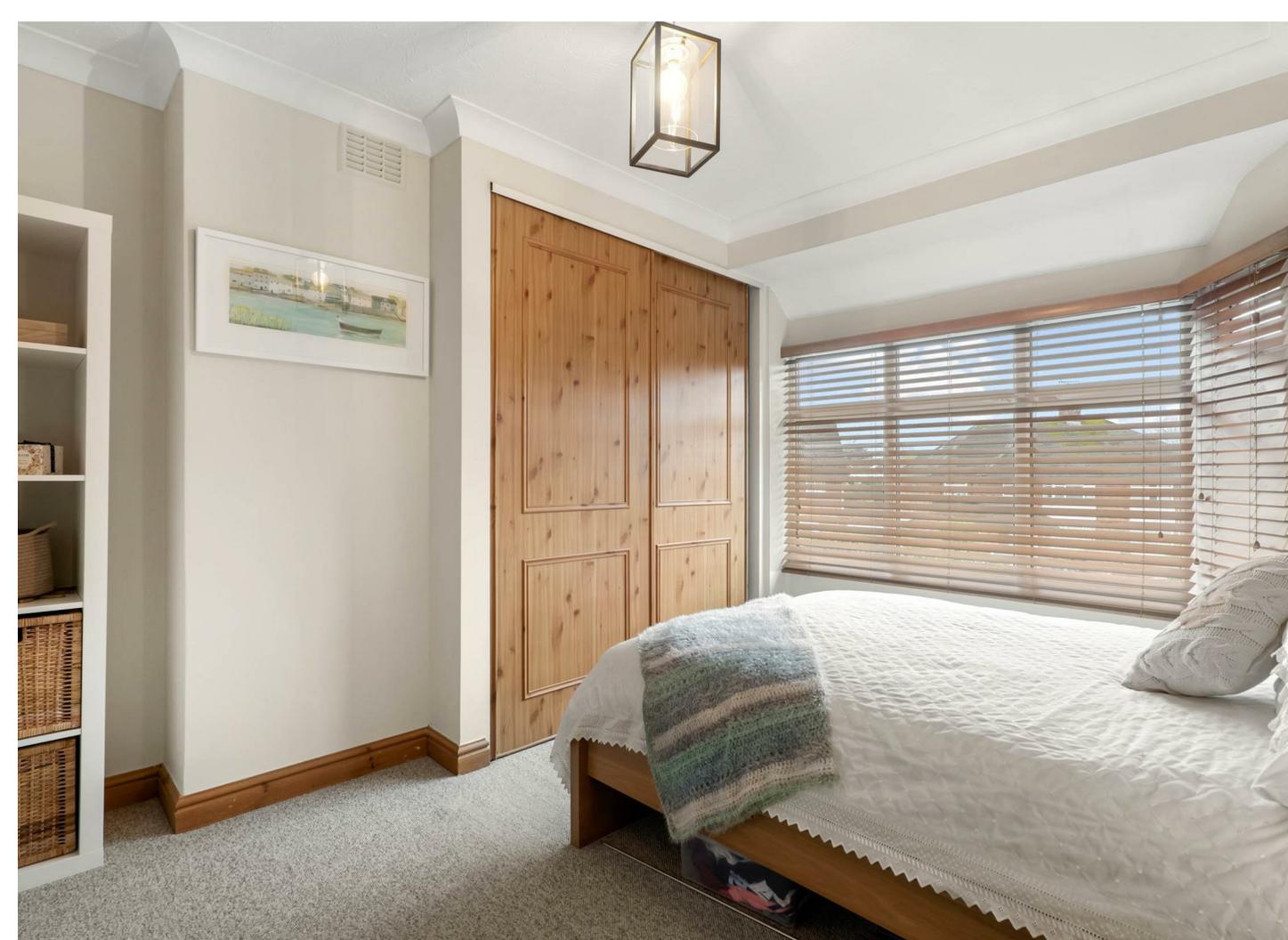
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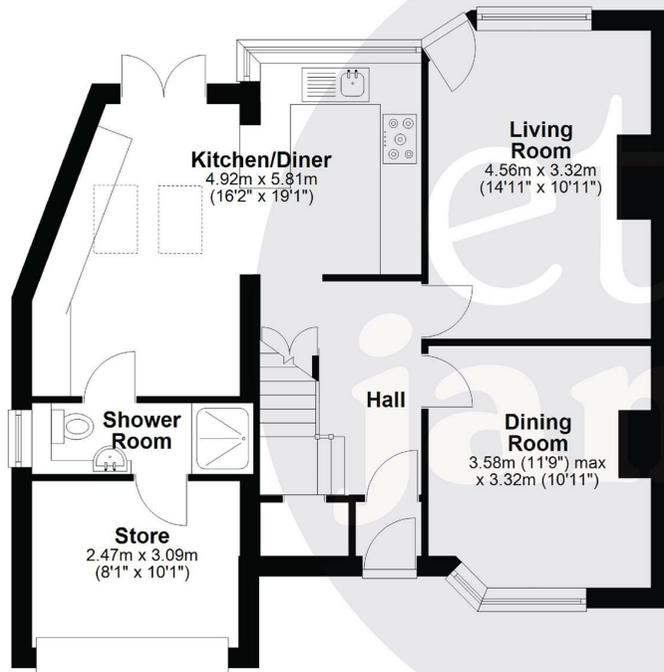
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### Ground Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



### First Floor

Approx. 52.7 sq. metres (566.7 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

