



CHARNWOOD WAY, LEAMINGTON SPA, CV32 7BU



Property Description

A superbly presented three-bedroom semi-detached home situated in North Leamington Spa. This attractive family home has been modernised throughout and combines a practical layout with a high quality of finish, making it an ideal choice for first-time buyers, couples or growing families.

The property comprises in brief; a generous lounge/dining room measuring approximately 20'4" in length, providing plenty of space for comfortable seating and a dining area. Large windows and glazed patio doors to the rear allow plenty of natural light into the room, while the exposed brick fireplace provides an attractive focal point. The re-fitted kitchen is equipped with a range of contemporary wall and base units, integrated oven and hob, contrasting work surfaces and space for additional appliances. A door provides direct access to the rear garden.

Upstairs are three bedrooms, with two well-proportioned double bedrooms and a versatile third bedroom which would work equally well as a nursery, child's bedroom or home office. The modern re-fitted family bathroom has been finished with a contemporary suite, bath with shower over, wash hand basin and WC.

Outside, the property enjoys a private, enclosed south-facing rear garden. The garden features areas of lawn, paved seating and a covered veranda, providing a sheltered outdoor space ideal for relaxing and entertaining throughout the year, whatever the weather.

The property has benefited from a number of recent improvements, including replacement windows, a new front door and patio doors, together with an electric vehicle charging point. There is also a fully boarded loft providing useful additional storage space.

Located in Lillington, Leamington Spa, Charnwood Way is well placed for access to local amenities, schools, parks and recreational facilities. Local parks, green open spaces and countryside are all within easy reach.





Key Features

- Superb First Purchase
- Modernised throughout Including Replaced Windows Throughout
- Good Sized Living / Dining Room
- Re Fitted Kitchen
- Re Fitted Family Bathroom
- Two Double Bedrooms
- Nursery/ Home Office Room
- Private Rear Garden with Covered Veranda and Lighting
- Driveway for Two Vehicles with Charging Point
- Separate Garage En Bloc

Local Authority – Warwick

Council Tax – Band C

Tenure – Freehold



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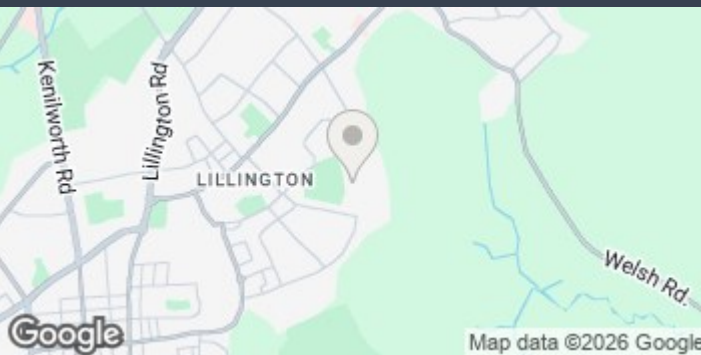


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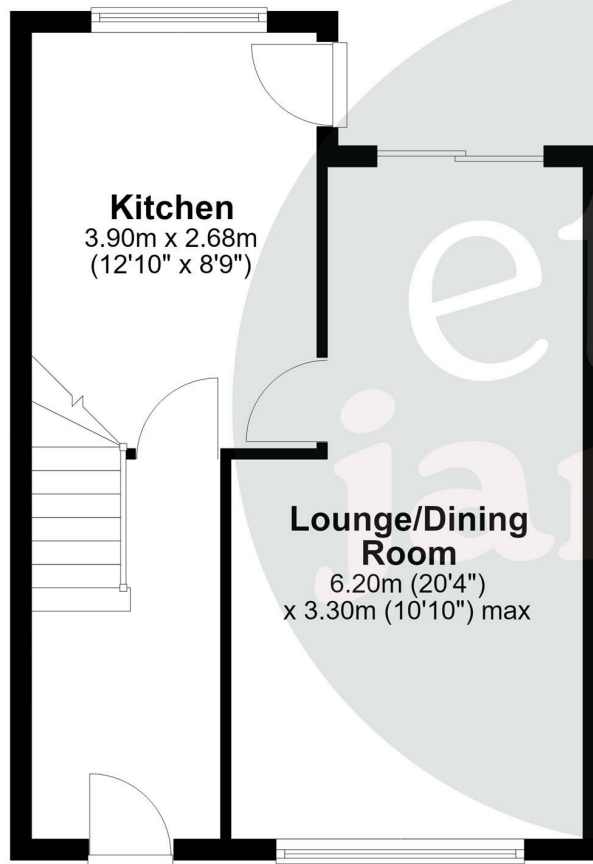
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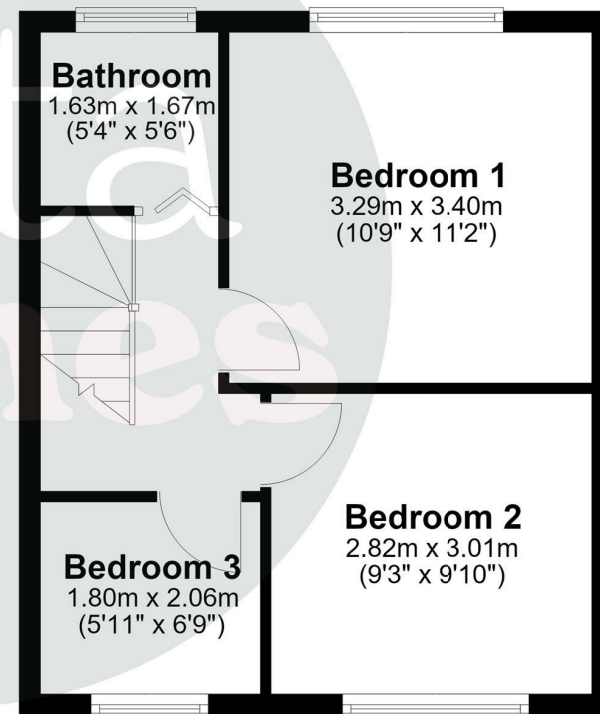
Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



Total area: approx. 67.5 sq. metres (726.5 sq. feet)

To book a viewing please call 01926 898080 and choose option 1 or email james@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.

