

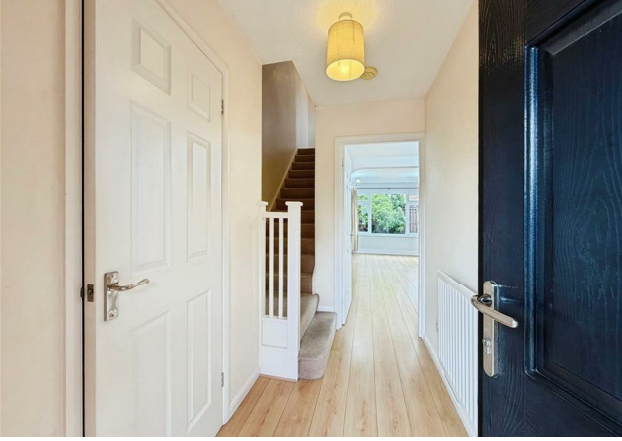


KEIR CLOSE,

complete ●●●  
SALES & LETTINGS



"A very sunny, west-facing corner plot garden- great for those with children who need to burn off steam, alfresco entertaining or the potential for home extensions or garden offices - subject to planning"



A well-positioned semi-detached home occupying a generous corner plot, built circa 1990 and tucked away within a peaceful cul-de-sac in the highly desirable north side of Leamington Spa. Offered with no onward chain, the property comprises a porch, entrance hall, a spacious lounge diner, fitted kitchen, two well-proportioned double bedrooms and an upstairs bathroom. Externally, the home benefits from a block paved driveway, additional gated parking, and excellent scope for further extension or development (subject to the necessary planning permissions), making it an exciting opportunity for buyers looking to add value. Ideally located within walking distance of the town centre, beautiful parks and highly regarded local schools including North Leamington School, this is a superb opportunity in a sought-after residential setting.



It's in the details...

#### Porch

A tiled & brick built open porch canopy, that has a storage box and lighting.

#### Entrance Hall

A modern composite entrance door, with uPVC double glazed window to the side. There's timber effect laminate flooring, a radiator, a carpeted staircase leads to the first floor and doors to the storage cupboard and lounge diner.



#### Lounge Diner

Continuation of the timber effect laminate flooring into the large open-plan space, which has a large radiator, a large uPVC double glazed window to the rear and uPVC double glazed window & door to the side. Opening through to the kitchen.

#### Kitchen

A timber effect kitchen that includes space and plumbing for a washing machine, space and plumbing for a dishwasher. There is a single bowl stainless sink, a mixer tap, a wall mounted boiler and a uPVC double glazed window to the front with a tiled deep shelf.



#### Landing

Carpeted landing, with doors to the two bedrooms and bathroom. There is a large loft hatch, with a pull-down ladder. Airing cupboard with shelving and the hot water tank.

#### Bedroom One

Spacious bedroom to the front of the house. There is a uPVC double glazed window, a radiator, fitted storage cupboard above the stairs and sliding mirrored wardrobes.

#### Bedroom Two

A full-width double bedroom, with a radiator and a uPVC double glazed window with a great view of the garden.



#### Bathroom

Fitted with a white suite comprising of a toilet, a pedestal hand wash basin with a mixer tap, a bath with mixer tap and a handheld shower attachment. There's a chrome towel radiator, vinyl flooring and a step up to the bath. Down-lights and two uPVC double glazed windows.

#### Garden

Sunny west facing garden on the corner of plot service on two sides, timber fencing and timber gates to the front.



#### Parking

Block paved parking to the front with further gated parking.

#### Front

Stone front garden with planting and slabbed pathways to the porch.

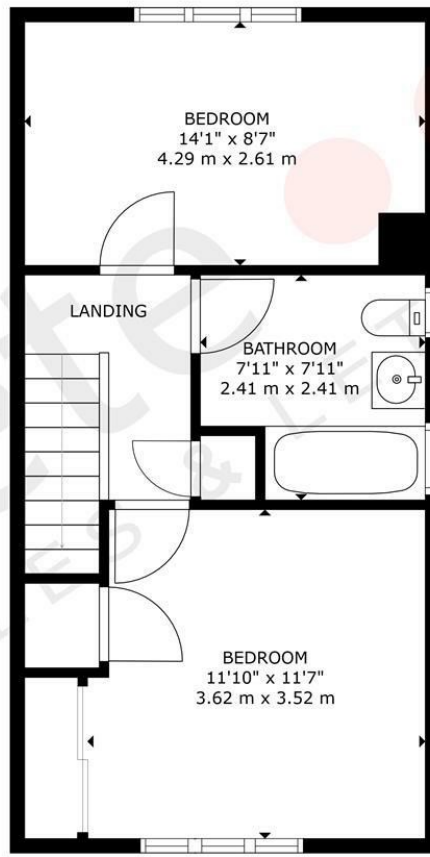
#### Location

This semi-detached home is situated in a quiet & trendy position just off Lillington Road, in a highly sought after residential address, walking distance from the town centre, beautiful parks, local schools and train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





FLOOR



FLOOR

**GROSS INTERNAL AREA**  
FLOOR 1: 419 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 403 sq. ft, 37 m<sup>2</sup>  
**TOTAL: 822 sq. ft, 75 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



**FOR SALE**

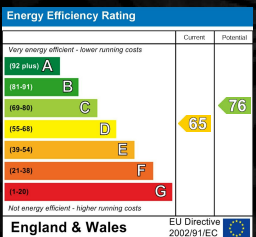


- Semi Detached Home
- Porch & Hallway
- No Chain
- Upstairs Bathroom
- Popular North Leamington
- Corner Plot
- Lounge/Diner & Kitchen
- Two Double Bedrooms
- West Facing Garden
- Off Road Parking



**KEIR CLOSE, LEAMINGTON SPA**

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



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