

THE SPINNEY, LEAMINGTON SPA CV32 6ED



A THREE BEDROOM, MID TERRACED PROPERTY LOCATED IN THE POPULAR AREA OF MILVERTON WITHIN EASY DISTANCE OF LEAMINGTON TOWN CENTRE. VIEWING RECOMMENDED.

- Mid Terraced House
- Desirable Location
- Lounge/Diner with Patio Doors
 - Fitted Kitchen
 - Three Bedrooms
 - Garage
- Available: Immediately
- Restrictions: Pets Considered
 - Current EPC Rating: C

This well-presented three bedroom family home has been freshly painted throughout and is located within easy distance of Leamington town centre, train station and college.

Set back from the main road, for peace & privacy. On the ground floor there is a very spacious vestibule / lobby area. Perfect for coats shoes & boots. A large lounge / dining area with attractive bow window, feature fireplace, and sliding patio doors leading to the private garden. Kitchen, with appliances including gas hob, washing machine and fridge.

On the first floor there are two very generous double bedrooms, one with a complete fitted wardrobe set, and one practical, single bedroom. The family bathroom has a corner bath with shower over.

Outside there is private rear garden, with a shed and gated access to the garages, a pretty front garden and a garage en bloc.

Viewing recommended.

Entrance Hall 5'10" x 5'1" (1.78 x 1.54)

With door to living room and window to two sides.

Living Area 13'10" x 12'10" (4.21 x 3.91)

With window to front elevation, feature fireplace with electric fire, radiator, further understairs area and stairs leading to first floor.

Dining Area 9'0" x 12'10" (2.74 x 3.91)

With radiator and patio doors to garden. Door to:

Kitchen 8'6" x 9'11" (2.59 x 3.01)

Fitted with a range of base and wall units with wood frontages and tiled effect work surface. Fitted with a gas hob, electric oven, washing machine, fridge, freezer and bay window to rear elevation.

Bedroom One 8'1" x 12'1" (2.47 x 3.68)

Window to front elevation, radiator, built in cupboard, drawers and wardrobe.

Bedroom Two 9'11" x 8'11" (3.01 x 2.73)

With laminated flooring, radiator, window to rear elevation, built in cupboard housing slatted shelving and immersion.

Bedroom Three

L shaped room measuring 3.34m (at longest, reducing to 1.35m) x 2.34m (9'11" x 8'11") with window to front elevation, radiator, underneath built in storage cupboard above stairs bulkhead.

Bathroom

With bi-folding doors, champagne suite, comprising of; corner bath with shower over, pedestal wash hand basin, low level WC with wooden seat, built in storage cupboard, radiator to wall with shelving unit above, obscure glazed window to rear elevation.

Outside

To the front: mostly laid to lawn with paved pathway leading to front door.

To the rear: again mostly laid to lawn with well stocked borders and gate to rear.

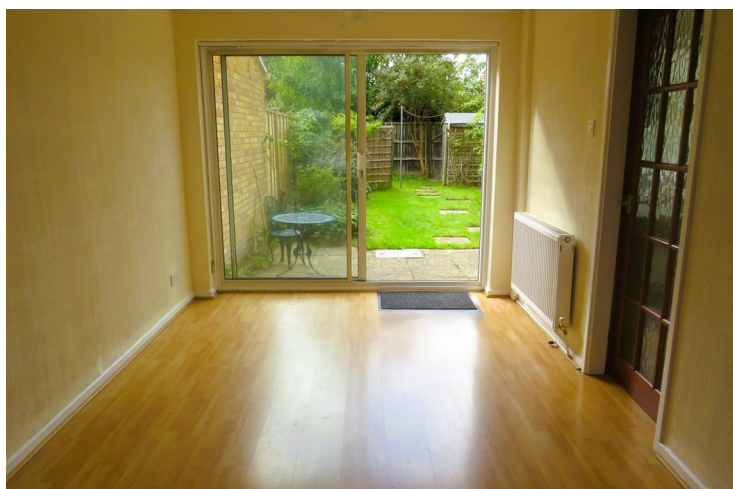
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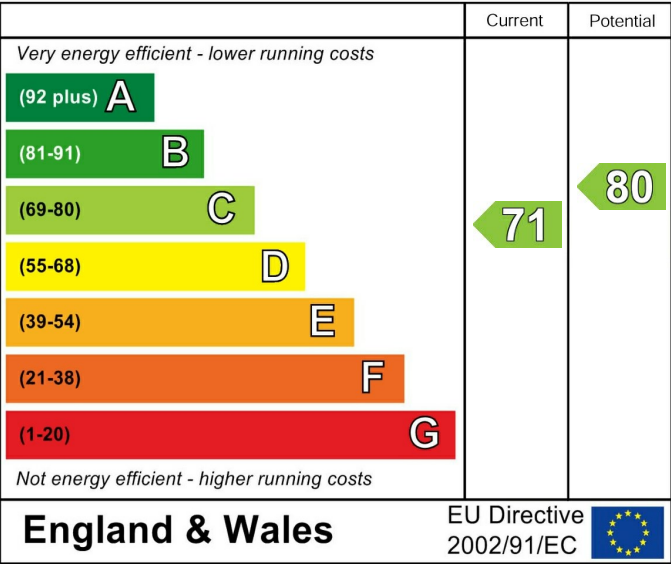
Rent

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

