



32 Leam Road

Leamington Spa **CV31 3PA**

Guide Price £525,000

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This spacious detached bungalow residence is positioned in a favourable location just off Myton Road near the Grand Union canal. The cul-de-sac provides a variety of established detached houses and bungalows believed to date from the 1960's. The property in brief comprises of an entrance hall / dining room, separate lounge, kitchen, conservatory, two double bedrooms and a shower room and separate W/C. Externally there is a beautifully presented rear garden, off road parking and a garage.

Myton Road links the historic county town and Royal Leamington Spa and is equally accessible to the excellent shopping, social, sporting and cultural amenities to be found in both towns. Leamington Spa rail station is within a short distance providing a direct line to London and easy access is offered to the M40 both offering excellent commuter links. Warwick Preparatory School, Warwick School, Kings High School and Myton School are to be found along Myton Road.

Call us today for more information or to book in an internal viewing.

Large Central Hallway

5.18m x 3.93m (16'11" x 12'10")
Having two gas central heating radiators, a storage cupboard and doors to adjacent rooms.

Lounge To The Rear

5.50m x 3.64m (18'0" x 11'11")
Having a gas central heating radiator, a double glazed window to the rear elevation, space for lounge furniture, sliding doors to the dining room and a door leading to the conservatory.

Dining Room

3.32m x 2.74m (10'10" x 8'11")
Having a gas central radiator, double glazed window to the rear elevation, space for a dining table and sliding doors leading to the kitchen.

Kitchen

3.27m x 3.04m (10'8" x 9'11")
The kitchen in brief has work

top surfaces, cupboards, a built in four ring electric hob, oven unit, space for white goods, a double glazed window to the rear elevation, door leading to the side elevation, a gas central radiator and a storage cupboard which houses the Worcester Bosch boiler.

Garden Room / Conservatory

3.95m x 2.49m (12'11" x 8'2")
Space for furniture and doors leading out to the rear garden.

Master Bedroom

5.06m x 3.72m (16'7" x 12'2")
Having a double glazed window to the front elevation, gas central radiator, built in cupboard for storage and space for bedroom furniture.

Bedroom Two

4.23m x 3.65m (13'10" x 11'11")
Having a gas central radiator,

space for bedroom furniture, built in wardrobes and a storage cupboard.

Shower Room

1.93m x 1.78m (6'3" x 5'10")
Having a corner shower cubicle, sink unit and a double glazed frosted window to the side elevation.

Cloak Room

Having a low level W/C.

Garage

5.91m x 2.61m (19'4" x 8'6")
Having a single glazed frosted window to the side and a door leading to the side path way. Also having electric and power.

Rear Garden

A beautifully presented rear garden which would be great for hosting family events.

Parking

Off road parking for multiple vehicles.

Features

- No Onward Chain
- Garage
- Quiet cul-de-sac location
- Generously Proportioned
- Spacious Dining Hall
- Two Double Bedrooms





Floorplan



Total area: approx. 115.3 sq. metres (1241.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

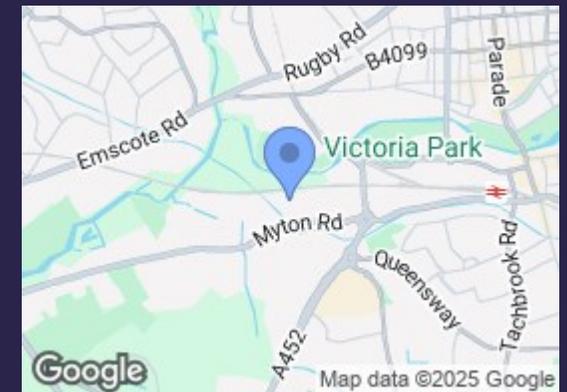
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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