



Connells

St. Catherines Crescent
Whitnash Leamington Spa

St. Catherines Crescent Whitnash Leamington Spa CV31 2LA

for sale offers in excess of
£325,000



Property Description

Situated in a cul-de-sac within the popular town of Leamington Spa, this spacious semi-detached family home offers versatile living accommodation across three floors, sold with no onward chain & ideally positioned with good primary schools nearby.

To the front of the property, there is a driveway providing off-road parking, alongside a front garden, with a pathway leading to the entrance. A welcoming hallway greets you upon entry, with stairs rising to the first floor. From here, a door leads through to the dining area, which opens to the lounge, creating a bright & sociable living space. The room benefits from a traditional designed gas fire. a window to the front & direct access out to the garden, making it ideal for family life & entertaining.

Also from the hallway, there is access to the extended kitchen, which offers further convenience with its own door leading out to the garden.

To the first floor, the property boasts three well-proportioned bedrooms, one benefitting from fitted wardrobes, along with a family bathroom. Stairs then rise to the top floor, where a thoughtfully converted loft provides a fourth bedroom, offering flexibility as a guest room, home office, or principal suite.

The central heating system benefits from a wireless thermostat for added convenience.

Externally, the garden is mainly laid to lawn, providing a great space for outdoor enjoyment. There is also the added benefit of a double garage, offering excellent storage or additional parking.

Approach

Having a driveway and front garden with a pathway leading to the front door.

Entrance Porch

With a door leading to;

Entrance Hallway

Welcoming and spacious entrance hallway with stairs rising to the first floor, an understairs storage cupboard, ceiling spotlights and doors to dining room and kitchen.

Dining Room

Having a radiator, a serving hatch to the kitchen and double glazed sliding patio doors leading to the rear garden and opening into the dining room.

Lounge

Light and airy, bay-fronted lounge consisting of a traditional designed gas fire with surround, a radiator and an archway into the dining room.

Kitchen

Extended kitchen fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and gas hob with cooker hood over, providing space for a washing machine and space for a fridge/freezer. Housing the A-rated Worcester-Bosch combi boiler with 7-year warranty remaining and comprising ceiling spotlights, two double glazed windows to

side elevation and a door to rear elevation.

First Floor

Landing

The stairs lead from the hallway. With stairs rising to the second floor, ceiling spotlights, two double glazed windows to side elevation, doors to bedroom one, two and three as well as the family bathroom.

Bedroom One

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Two

Double bedroom benefitting from fitted wardrobes housing the hot water tank, a radiator and a double glazed window to rear elevation.

Bedroom Three

With a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and power shower over and a W/C. Having a radiator and a double glazed window to rear elevation.

Second Floor

Bedroom Four

Double bedroom having a velux window and a skylight.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed with a decking area. Having a side entrance with wide opening double door gate.

Parking

Driveway providing off road parking for three cars in parallel.

Garage

Double garage having power, light and an up and over door.









Total floor area 129.0 m² (1,389 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/SPA314912](https://www.connells.co.uk/Property/SPA314912)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314912 - 0004