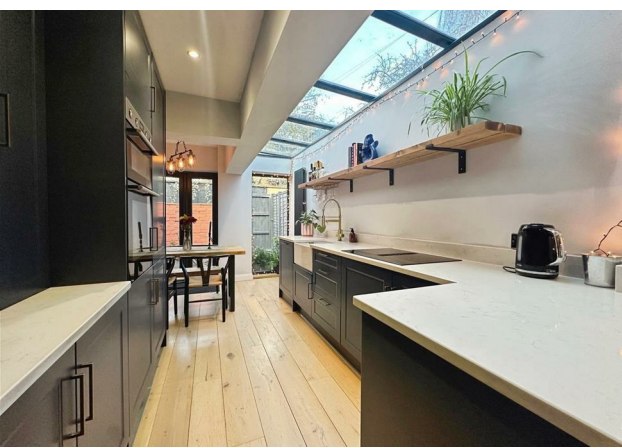




MORTON STREET,

complete 
SALES & LETTINGS





A beautifully extended 1920s semi-detached period home positioned in the heart of central Leamington Spa, just moments from the vibrant town centre with its array of boutique shops, coffee houses, restaurants, pubs, stunning parks and the train station—perfect for commuters and lifestyle seekers. The property features an inviting entrance hall and an impressive open-plan ground floor layout offering a study area, cosy living space and a quartz-finished dining kitchen with a striking glass extension that fills the room with natural light. Upstairs are two well-proportioned bedrooms and a stylish contemporary shower room. Outside, the home enjoys a private courtyard garden ideal for low-maintenance living. Being offered no chain.

It's in the details...

Entrance Hall

A painted timber door lead into the entrance hall which has fitted door matting, radiator, and a modern black framed glass and door to the open plan ground floor.

Open Plan Ground Floor

With oak flooring throughout the ground and a staircase to the first floor with a cupboard below.

Study Area

With fixed office table, below shelving, a feature brick chimney breast, a uPVC double glazed window to the front with modern fitted shutters and oak door storage cupboard which has space and plumbing for a washing machine.

Living Area

Which has a recess with electrics for a TV, wall lighting, down-lighting and a three column anthracite traditional tall radiator.

Kitchen Diner Area

Which has a glass return extension and a wonderful heritage style kitchen with quartz worktops. The kitchen includes an induction down-draught hob, space for a wine fridge, a butler style ceramic sink with engraved drainer and a flexible gold mixer tap. There is a fitted dishwasher, a fitted double oven, a fitted fridge freezer and a bi-folding cabinet perfect for a coffee station or drinks cabinet. There is an area for a table, with uPVC double glazed French doors to the courtyard garden and there is a large uPVC double glazed window and a two column anthracite traditional tall radiator.

Landing

A carpeted landing which is really well decorated with two tone decoration and data rail. A large loft hatch to the boarded loft which has a ladder and the gas combination boiler. Oak doors lead to the two bedrooms and shower room.

Bedroom One

A double bedroom with a uPVC double glazed window to the front aspect and there is a radiator.

Bedroom Two

With a uPVC double glazed window and the radiator.

Shower Room

Stylish shower room, which has a tiled shower with black thermostatic rainfall shower, a handheld attachment and glass shower screen. There is



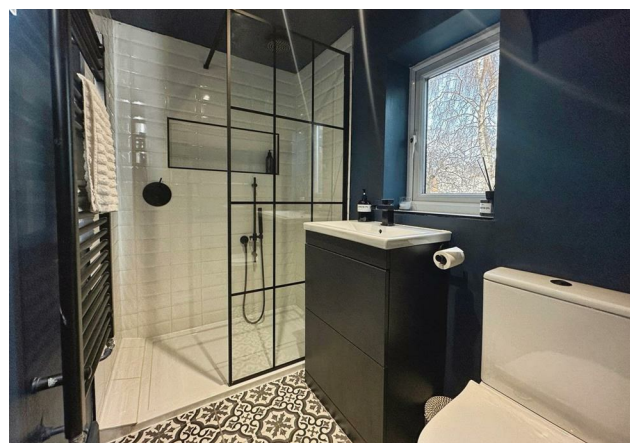
a drawer vanity unit, with sink and a black mixer tap. There is a toilet, a black towel radiator, heated LED mirror, down-lights, an extractor and a uPVC double glazed window. Patterned tiled flooring.

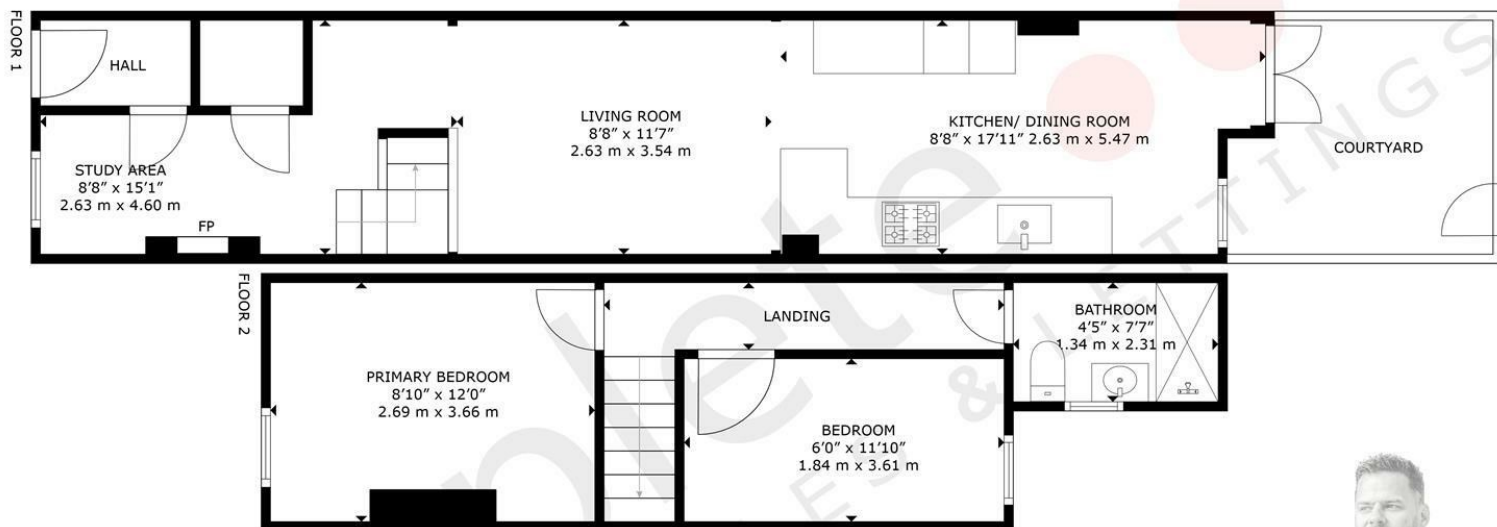
Courtyard Garden

There was a low maintenance block paved garden, with brick wall and timber gate to rear passage.

Location

Located in a desirable conservation area within walking distance to the Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.

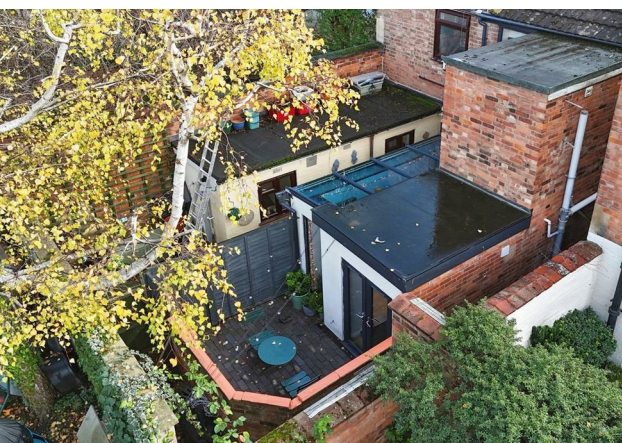




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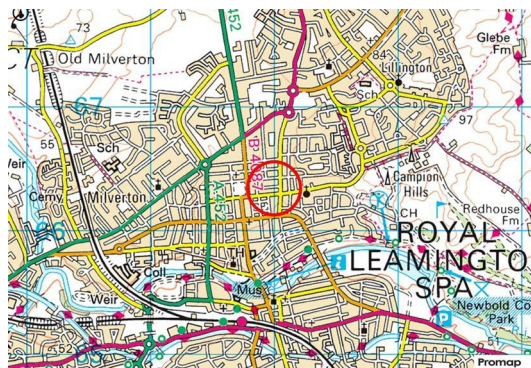
GROSS INTERNAL AREA
FLOOR 1: 464 sq. ft, 43 m², FLOOR 2: 274 sq. ft, 25 m²
TOTAL: 738 sq. ft, 68 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Very Central Leamington
- Open Plan Living
- Stylish Shower Room
- Two Bedrooms
- Walking Distance To Town, Parks & Station



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



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