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23, Burns Road, Leamington Spa

An enlarged and well presented and proportioned, three bedroomed semi-detached property. Situated in a cul-de-sac, within the sought after area.

Briefly Comprising;

Enclosed entrance porch, entrance hallway, ground floor cloakroom, living room with bay window, dining room with fitted storage and patio doors leading to conservatory, extended breakfast kitchen. First floor landing, master bedroom with fitted wardrobes, further double bedroom with fitted wardrobes, bedroom three, modern refitted bathroom. Upvc double glazing. Gas radiator heating. Brick block paved driveway. Patioed and lawned, good sized landscaped rear garden with timber workshop.

Burns Road

Is a quiet cul-de-sac position in this established residential area within North Leamington, offering good access to local schools of all grades. This particular property benefits from being one of the better proportioned properties in the area, and has a useful side extension giving it a rare ground floor cloakroom and eating kitchen as well as a useful conservatory to the rear of the property. Of particular note is the landscaped rear garden, which is a good size and well maintained.

The Property

Is approached via a brick block paved driveway, giving access to a upvc double glazed entrance door to...

Enclosed Entrance Porch

With upvc double glazed windows to the front, tiled floor and timber framed, obscure double glazed door to...

Entrance Hallway

With staircase rising to first floor landing, downlighter points to ceiling, radiator, laminate flooring, and feature useful smart understairs storage areas with pull-out shoe drawers and useful space for hoovers and ironing boards etc. Further cupboard concealing electricity meters and fuse box, and gas meter.

Cloakroom/WC

Fitted with a white low level WC, wash hand basin with mono-mixer set into vanity cupboard and splashback tiling,

vaulted feature ceiling with downlighters, radiator, tiled floor, upvc double glazed window to front elevation.

Living Room

12'5" into chimney recess x 13'8" into bay (3.78m into chimney recess x 4.17m into bay)

With upvc double glazed bay window to front elevation, radiator, coved cornicing. Display fireplace with tiled hearth, wood look laminate flooring.

Dining Room/Second Reception Room

10'10" into chimney recess x 12'8" (3.30m into chimney recess x 3.86m)

With coved cornicing, feature fitted storage solutions to each chimney recess, with shelving and cupboards below, double radiator, continuation of wood look laminate flooring, double glazed metal sliding patio doors to...

Conservatory

9'10" x 9' (3.00m x 2.74m)

With pitched Victoriana style polycarbonate roof. Upvc double glazed windows on brick base, overlooking garden with double French doors to side, column style radiator, continuation of wood look laminate flooring.

Breakfast Kitchen

14'11" max x 15'4" max (4.55m max x 4.67m max)

With clear kitchen and breakfast areas.

Breakfast Area

With banquette seating and integrated storage, upvc double glazed window to rear elevation, double radiator, wall cupboards, downlighter points to ceiling, broad square opening to...

Adjacent Kitchen Area

With a range of attractive painted wall and base units, with wood block look working surface over, inset one and a half bowl sink drainer unit with mixer tap, space for gas cooker, filter hood over, space and plumbing for washing machine, Velux double glazed roofline window to feature vaulted ceiling with chrome downlighter points, upvc double glazed door and half window to side, giving access to the garden.

First Floor Landing
With upvc double glazed window to side elevation, downlighter points to ceiling, hatch to roof space which is mainly boarded with loft ladder and light.

Bedroom One (Rear)
11'11" including fitted wardrobes x 12'1" (3.63m including fitted wardrobes x 3.68m)
With upvc double glazed window to rear elevation, with plantation style shutters behind, radiator, comprehensive range of fitted wardrobes with a variety of hanging, shelves and drawer areas providing ample bedroom storage.

Bedroom Two (Front)
10'7" plus doorway x 11'11" (3.23m plus doorway x 3.63m)
With upvc double glazed window to front elevation, plantation style shutter, radiator, fitted wardrobe to one chimney recess with hanging and shelving.

Bedroom Three
8'1" x 8'9" (2.46m x 2.67m)
With upvc double glazed window, plantation style shutter, radiator.

Bathroom
Attractively fitted with a white contemporary modern suite to comprise; double ended bath with central filler, low level WC with concealed cistern, wash hand basin with mono-mixer set into vanity cupboard, large corner shower cubicle with fixed rainwater style showerhead and additional hand held shower attachment, downlighter points to ceiling, full splashback tiling to all walls and floor, chrome radiator towel rail, upvc obscure double glazed window to rear.

Outside (Front)
To the front of the property is a large brick block paved driveway providing plenty of off-road parking, herbaceous borders.

Outside (Rear)
To the rear of the property is a good sized, lawned garden surrounded in the main by close boarded timber fencing, with a broad patio area across the rear of the property. To the end

of the garden is a further circular patio feature and well stocked herbaceous borders. Outside tap. Small timber half shed.

Large Timber Workshop/Shed

13'7" x 7'8" (4.14m x 2.34m)
With double doors, windows, providing considerable storage.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

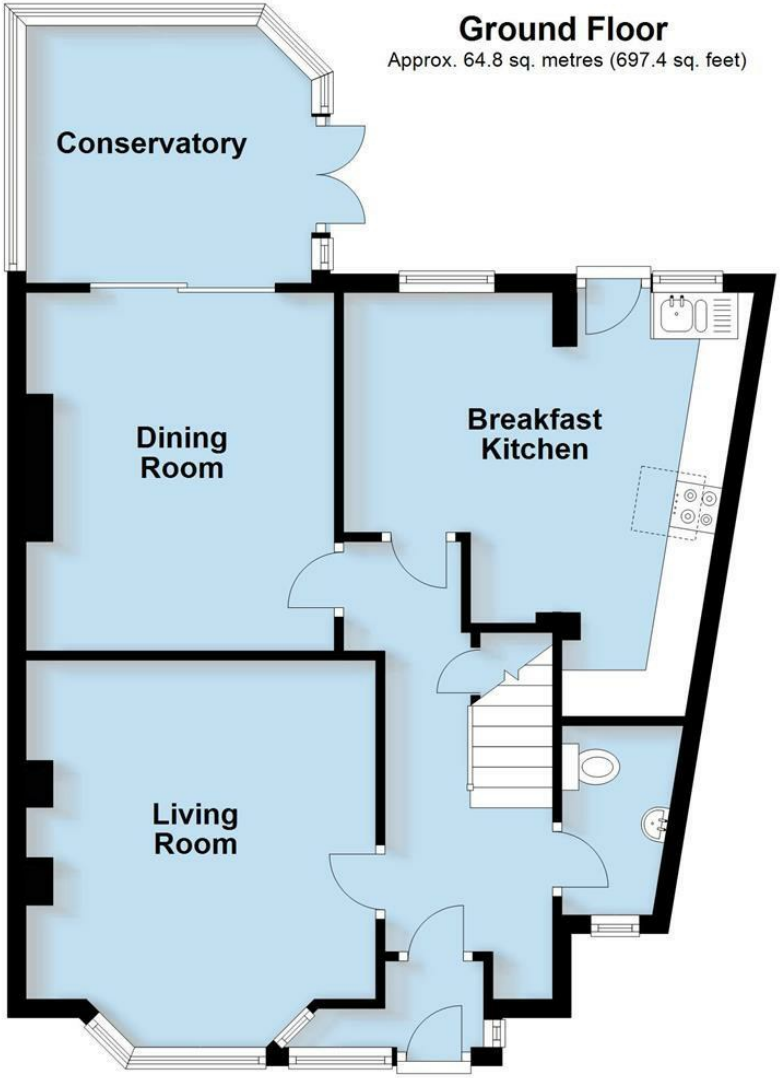
Council Tax Band D.

Location

CV32 7EL

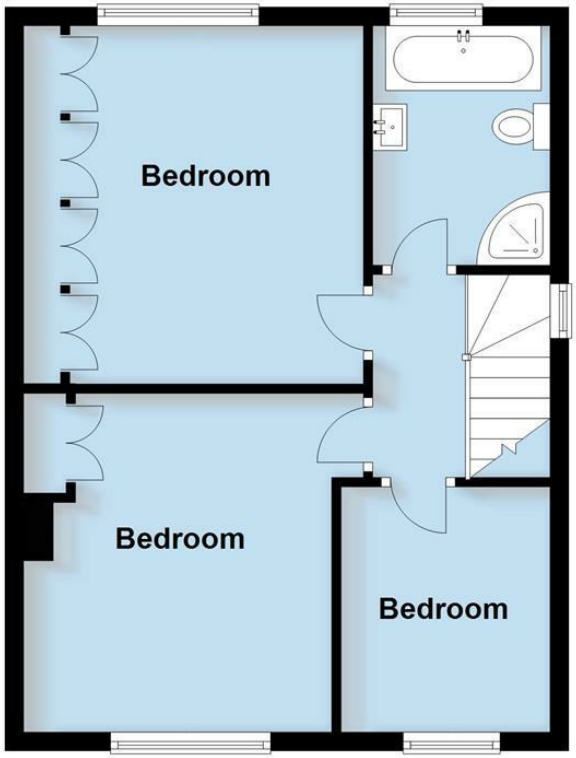
Ground Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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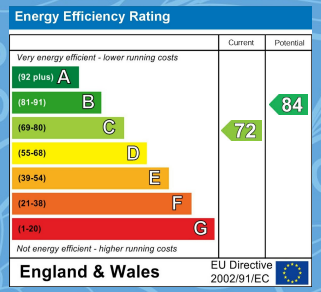

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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