





A much improved, modern executive detached family residence, providing spacious, well appointed four bedroomed accommodation, on generous corner plot including impressive "garden room" conservatory in highly regarded North Leamington Spa location.

[Colbourne Grove](#)

Just off Lamintone Drive is a popular and established cul-de-sac location comprising 1980's built, detached properties. The location being convenient for access to the town centre approximately two miles distant, close to a good range of local facilities and amenities including local shops on Rugby Road, well regarded schools for all

grades, and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential area pleased to offer 6 Colbourne Grove, which is an outstanding opportunity to acquire a well maintained, improved, executive detached family residence, providing spacious, gas centrally heated four bedroomed accommodation, which features an impressive "garden room" conservatory, four good sized bedrooms including en-suite shower to master bedroom.

A particular feature of the property is a generous corner



plot, which the agents consider provides valuable scope for further extension subject to the usual consents and permissions. The property has been maintained by the present owners to an excellent standard throughout and the agents suggest inspection is highly recommended.

In detail the accommodation comprises:-

[Entrance Hall](#)

With staircase off, turned balustrade, radiator, understairs cupboard.



Cloakroom/WC

Being refitted with low flush WC, vanity unit with wash hand basin, mixer tap, contemporary style tubular radiator.

Lounge

17' x 11'9" (5.18m x 3.58m)
With fireplace and chimney breast feature comprising base cupboard units with attractive flame effect electric fan assisted fire over, with TV recess surrounded by attractive timber feature. Bay window, downlighters, radiator.

Dining Room

11'9" x 8'7" (3.58m x 2.62m)
With double radiator, coving to ceiling, open to the...

Garden Room

11'3" x 10'6" (3.43m x 3.20m)
Being upvc framed, sealed unit double glazed including twin French doors, wood effect laminate flooring, contemporary style radiator, solid ceiling with downlighters, Velux window and exposed timber feature, roller blinds.

Well Fitted Kitchen

14' x 7'9" (4.27m x 2.36m)
With extensive range of base cupboard and drawer units, with complementary rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, matching range of high level cupboards, plumbing for automatic washing machine and dishwasher, built-in double oven, four ring hob unit with stainless steel splashback and extractor hood over, tiled floor, built-in microwave, chrome heated towel rail.

Stairs and Landing

Access to boarded roof space with electric, light and ladder.



Master Bedroom

11'3" x 12' (3.43m x 3.66m)

With radiator, incorporating en-suite tiled shower cubicle, with integrated shower unit and vanity unit with wash hand basin, mixer tap and mirrored cabinet over.

Bedroom

10'6" x 11'7" (3.20m x 3.53m)

With alcove, fitted shelves, radiator.

Bedroom

9'4" x 7'2" (2.84m x 2.18m)

With radiator.

Refitted Family Bathroom/WC

7'6" x 5'6" (2.29m x 1.68m)

With white suite comprising panelled bath, vanity unit incorporating wash hand basin, mixer tap, low flush WC with concealed cistern, chrome heated towel rail, tiled splashbacks and shower area with integrated shower unit and screen.

Bedroom

8'3" x 8'9" (2.51m x 2.67m)

With radiator.

Outside

The property occupies a particularly pleasant position



within this established cul-de-sac on generous corner plot, with block paved drive for three vehicles leading to the...

Integral Garage

16' x 8' (4.88m x 2.44m)

With electric, light, power point and storage facility within the eaves, personal door, new combi boiler fitted August 2025.

Outside (Front)

The front garden is principally laid to lawn with established hedge, pedestrian side access leading to the...



Outside (Rear)

Rear garden with shaped lawn, flower borders, paved patio, walled with additional lawned side garden with established hedge, good potential for further extension subject to the usual permissions and consents.

Mobile Phone Coverage

Good outdoor 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 2026).

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 F.

Location

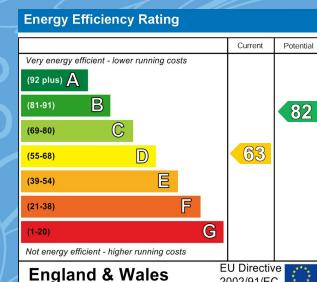
CV32 6SL





Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

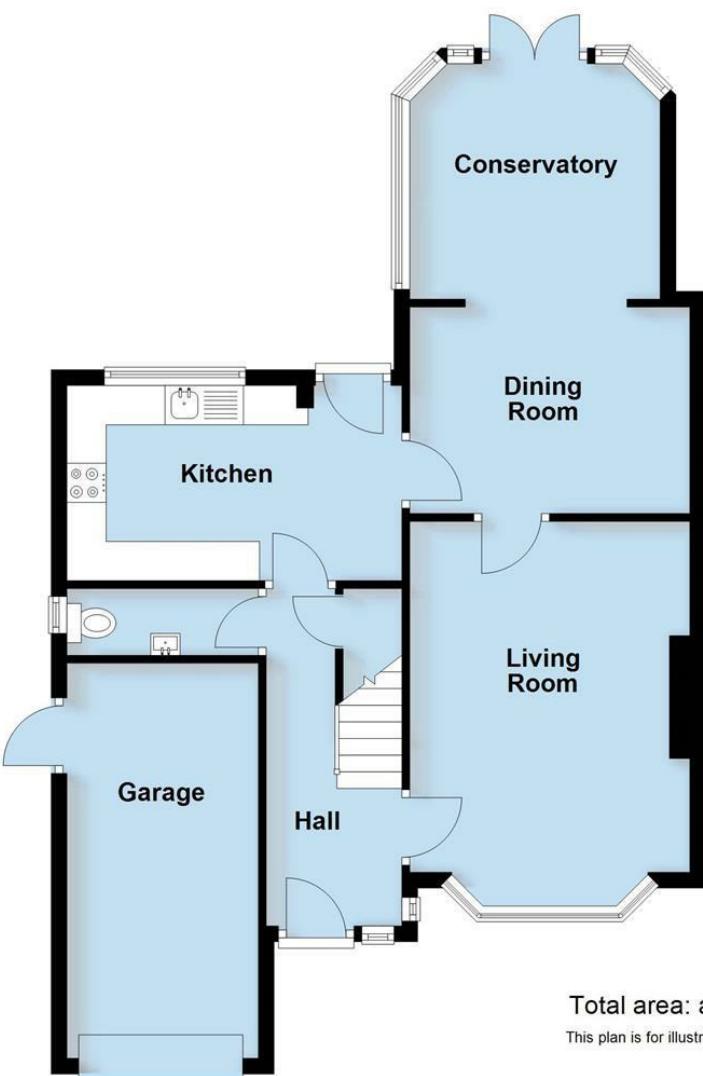
01926 881144 ehbresidential.com



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

Ground Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



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

First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)

