



Lisle Gardens, Leamington Spa, CV33 9QS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# The Property

\*\*\* IMMACULATE AND EXTENDED FAMILY HOME  
IN SOUGHT AFTER VILLAGE LOCATION \*\*\*

This fabulous semi detached family home has been skillfully extended and improved by the current owners to create a stylish and spacious property that has the real wow factor. The centre point of the home is the wonderful open plan kitchen/living/dining room with bi fold doors leading directly to the rear garden.

The village of Bishops Tachbrook is located about 3 miles south of Leamington Spa and has an excellent primary school, local gastro pub and village shops, with the M40 being within easy reach.

The property offers flexible and spacious family accommodation totalling over 1600 sq ft that would be perfect for a family and briefly comprises - Entrance hall, guest cloakroom, separate living room, open plan kitchen/living/dining room with bi fold doors, engineered wood flooring, double oven, induction hob, built in dishwasher and full length fridge, lamp plugs, breakfast bar with built in plug socket tower, utility room and play room/snug with vaulted ceiling.

To the first floor there are four bedrooms, the master having built in floor to ceiling wardrobes, and en suite shower room, and a family bathroom.

Outside there is driveway parking to the front and to the rear garden there is a composite decked area and raised beds, lawn, shed for tools, outside plug socket.

Viewings are highly recommended to appreciate the standard of accommodation on offer.







## Key Features

- Stunning extended semi detached
- Four bedrooms
- Open plan kitchen/living/dining room
- Utility and play room
- Living room
- Family bathroom and en suite
- Garage & off road parking
- Must be viewed to be appreciated
- EPC: C



## Hallway

## Living Room

13'8" x 11'5"

## Open Plan Kitchen/Dining/Living Room

24'0" x 19'9"

## Utility Room

## Guest Cloakroom

## Play Room

12'8" x 7'3"

## First Floor

## Bedroom

13'9" x 7'11"

## Bedroom

12'2" x 8'10"

## Bedroom

10'11" x 9'2"

## Master Bedroom

11'9" x 11'2"

## En Suite

## Family Bathroom

## Garden To Rear

## Garage

12'5" x 7'3"

## EPC: C





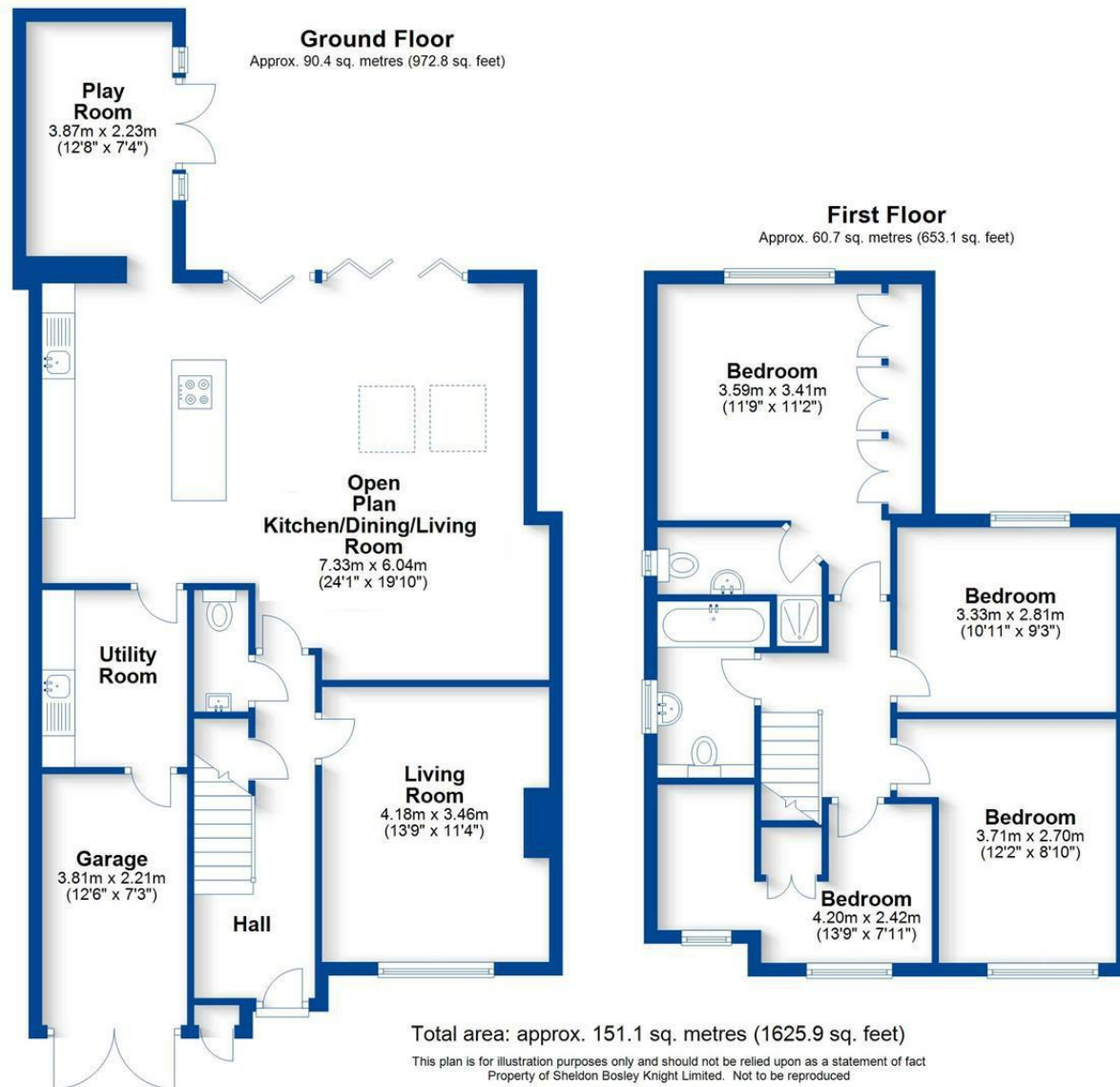








# Floorplan





# Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum.  
Thank you, I would highly recommend."

Krystyna Kulpa

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)

SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

SURVEYS &  
VALUATIONS

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.