



142 Leam Terrace, Leamington Spa, CV31 1DN

Guide Price £525,000

charlesrose.

This stylish and beautifully renovated mid terraced property is located in this forever sought after position on this wide terrace just a stones throw from both the town centre and the local countryside. Having been extensively renovated with sumptuous colour schemes and meticulous design features in mind, this extended terrace now boasts accommodation over four levels. The basement is now a handy useful space for storage and has been fitted with plumbing for the white goods. The ground floor offers two reception rooms; a bright, open plan extended dining kitchen to the rear and a charming living room to the front with a 'gentleman club' feel mixing old and new that meet seamlessly. The first floor offers two double bedrooms and a well equipped bathroom. The loft has been converted to offer a third double bedroom with lots of eaves storage. Externally there is a front fore garden with wrought iron fencing and to the rear a private west facing courtyard town garden, with fitted banquette seating.

LOCATION

Leam Terrace lies within easy walking distance of all town centre amenities including Jephson Gardens, bars and restaurants and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa railway station is also easily accessible providing regular commuter rail links to London and Birmingham amongst other destinations, there also being good local road links available to neighbouring towns and centres along with the Midland motorway network, notably the M40. It is also perfectly positioned to take advantage of easy access to the local countryside with Newbold Comyn on your doorstep.

ON THE LOWER GROUND FLOOR

Basement 23'5" x 15'0" (7.16m x 4.58m)

The basement has been cleverly thought out of which now has a solid concrete floor throughout offering lots of space for storage. There are three chambers in total covering the majority of the ground floor square footage and there is also plumbing that has been fitted to house the washing machine and tumble dryer.

ON THE GROUND FLOOR

Entrance Hallway 14'4" x 2'11" (4.38m x 0.89m)

This welcoming entrance hallway sets the tone for the property with the lovely decor on offer, solid timber flooring, tall ceilings and old school radiators. It L-shapes around to give access to a well positioned cloakroom / wc and stairs rise to the first floor. It also gives access to both the living room to the front and also the open plan dining kitchen to the rear.

Living Room 13'0" x 11'1" (3.98m x 3.39m)

This beautifully finished living room offers continued solid timber flooring, tall ceilings and old school radiator. There is a mix of exposed brickwork with inset wood burning stove, steel lintel, wooden panelled walls all decorated in a sumptuous relaxing colour scheme. The large double glazed bay window to the front offers lots of natural light to enter within.

Cloakroom / WC 5'3" x 2'0" (1.61m x 0.63m)

This handy ground floor cloakroom is fitted with a modern white suite including a low level flush wc and wash hand basin.

Open Plan Dining Kitchen 20'1" x 14'0" (6.13m x 4.28m)

This extended open plan dining kitchen has been cleverly designed to create a stunning and well equipped kitchen having an array of timber cabinetry finished in a light green with complementary works surfaces and matching splash back areas. Integrated appliances include an oven, a hob and extractor, fridge and freezer and dishwasher. There is also clever built in shelving to one side. Shallow steps lead you down into the bright and airy dining area with doors out to the garden and large full height window together with a fully glazed roof line to one side shedding lots of natural light within. A secret door gives access to the basement.

ON THE FIRST FLOOR

Landing 5'2" x 9'11" (1.59m x 3.03m)

This spacious landing offers doors to all rooms on this level and a further flight of stairs lead up to the second floor.

Bedroom One 14'5" x 13'3" (4.41m x 4.04m)

Set to the front this stunning double bedroom has been fitted out with an array of fitted wardrobes. The charm and character continues with the tall ceilings and exposed brick fireplace with cast iron fire inset. The large double glazed bay to the front also benefits with window seating for extra comfort.

Bedroom Two 11'3" x 8'10" (3.44m x 2.70m)

Set to the rear with views over the garden, this double bedroom is also of a good size and continues to offer character features such as tall ceilings and old school radiators.

Bathroom 11'0" x 7'1" (3.37m x 2.16m)

This spacious and modern bathroom offers not only a

free standing bath but also a large walk in shower, vanity unit with wash hand basin and wc. Light floods in via the two velux style roof windows and also the sash window to the side. The newly fitted combination boiler is located in the bathroom behind clever housing.

ON THE SECOND FLOOR

Bedroom Three 14'0" x 14'0" (4.27m x 4.27m)

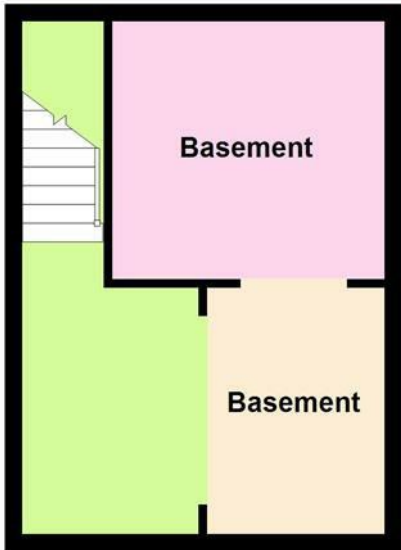
The loft has been converted and now offers a large further double bedroom and also home office. Head heights have been catered for and there is lots of storage within the eaves to both the front and rear. A velux style roof window has been fitted and it also benefits with a further window to the rear for extra light.

OUTSIDE

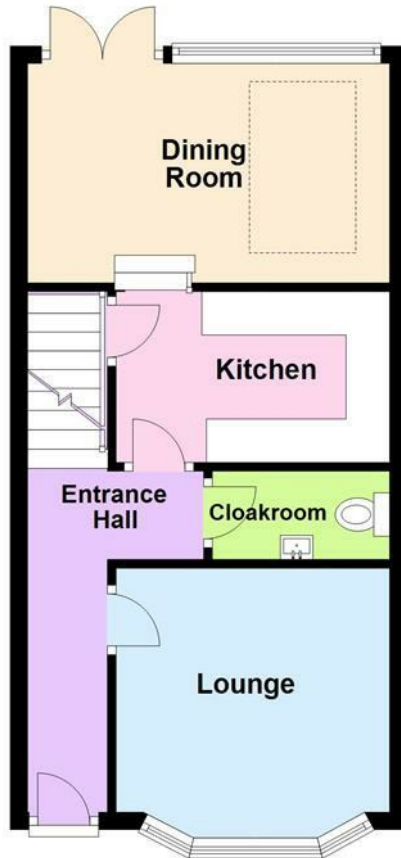
To the front there is a fenced front fore garden with pathway leading to the main front door. To the rear there is a charming walled town garden with block paved flooring and fitted bench seating for alfresco dining. It is a quiet and private retreat and offers rear access should be required.



Basement
Approx. 24.5 sq. metres (264.2 sq. feet)



Ground Floor
Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.4 sq. feet)



Second Floor
Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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