



**St Marys Close, Southam, CV47 1EW**

**Offers in the region of £440,000**





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Immaculately presented three bedroom detached property situated in a sought after cul-de-sac enjoying a pleasant outlook over a green to the front.

The property benefits from gas fired central heating and UPVC double glazing (as and where specified) and UPVC fascias and guttering. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, second reception room/potential ground floor bedroom, L-shaped kitchen/dining room, utility area, three double bedrooms and good size bathroom with separate shower. To the front there is off road parking with access to the larger than average single garage and the well maintained rear garden is not directly overlooked.

The market town of Southam has local amenities including supermarkets, post office, schools, banks, library, swimming pool, leisure centre, doctors' surgeries, health clinic, dentist and the RLS Polo Ground. The area is well placed for access to the motorway network including M40, M6 and M45. The City of Coventry and the towns of Rugby, Leamington Spa and Banbury are all within a half hour drive. Main line railway stations with excellent links to London and Birmingham are located at Leamington Spa and Rugby.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



## GROUND FLOOR

Sliding door to:

### GOOD SIZE DOUBLE GLAZED FRONT PORCH

Space for coats and shoes, UPVC obscure glazed door to:

### ENTRANCE HALLWAY

Oak doors with chrome fittings to lounge, open plan kitchen/diner and cloakroom, mains fitted smoke alarm, radiator with radiator cover, stairs rising to first floor landing with understairs storage.

### REFITTED CLOAKROOM

6'05" x 3'0" (1.96m x 0.91m)

UPVC obscure glazed window to front elevation, double panel radiator with thermostat control, attractive dual flush WC, attractive basin with mixer tap over mounted into a vanity unit, tiling to appropriate splash back areas, tiled floor.

### EXTENDED LOUNGE

25'2" x 10'6" (7.67m x 3.20m)

(Maximum measurements). UPVC double glazed sliding doors to large patio area leading onto the rear garden, UPVC double glazed bay window to front elevation, two double panel radiators with thermostat controls one having radiator cover, TV aerial point, telephone point, coving, attractive marble effect surround with living flame gas fire inset with attractive wooden mantel over. Door to:

### FURTHER RECEPTION ROOM

20'3" x 8'10" (6.17m x 2.69m)

Which could potentially be used as a ground floor bedroom with en-suite (subject to consents). UPVC double glazed bay window to front elevation, UPVC double glazed patio doors to patio and rear garden, double panel radiator with thermostat control, coving.

### L-SHAPED KITCHEN/DINING AREA

Comprising:

#### Kitchen Area

16'7" x 9'08" (5.05m x 2.95m)

(Maximum measurements). Inset spot lights to ceiling, UPVC double glazed window to rear elevation, fitted with a wide range of base and eye-level units with roll top work surface, built-in fridge/freezer, recently fitted dishwasher, stainless steel sink and drainer with mixer tap over, space for Range style cooker with extractor over, door to utility area, double panel radiator with thermostat control. Breakfast bar area to:

#### Dining Area

28'0" x 7'08" (8.53m x 2.34m)

(Maximum measurements). UPVC double glazed window to side elevation, UPVC double glazed bay window to front elevation with double panel radiator beneath.

### UTILITY AREA

6'08" x 8'07" (2.03m x 2.62m)

(Maximum measurements). Worcester gas combination boiler, UPVC double glazed obscure glazed door to rear garden, double panel radiator, further double glazed window to rear elevation, stainless steel sink and drainer with mixer tap over, plumbing for washing machine and dryer, range of base and eye-level units with roll top work surface, tiled floor.

## STAIRS

From the entrance hall to:

## FIRST FLOOR LANDING

UPVC double glazed window to front elevation, single panel radiator, doors to all three bedrooms and bathroom, double loft access to part boarded loft, mains fitted smoke alarm.

### BEDROOM ONE

9'10" x 11'05" (3.00m x 3.48m)

UPVC double glazed window to rear elevation, single panel radiator, two built-in double wardrobes and one single wardrobe.

### BATHROOM

9'10" x 8'03" (3.00m x 2.51m)

(Maximum measurements). Stylishly refitted with three UPVC obscure glazed windows (one to front and two to side elevation), chrome inset spot lights to ceiling, chrome towel radiator, attractive basin mounted into a vanity unit which has storage beneath, double shower enclosure with chrome shower attachments over, deeper and slightly larger than average bath, dual flush WC, underfloor heating.

### BEDROOM TWO

12'09" x 9'02" (3.89m x 2.79m)

(Maximum measurements). Glass sliding doors to large wardrobe with hanging space, UPVC double glazed window to rear with single panel radiator beneath.

### BEDROOM THREE

10'07" x 11'01" (3.23m x 3.38m)

(Maximum measurements). UPVC double glazed window to front elevation with single panel radiator beneath, two built-in single wardrobes with space for double bed and two storage cupboards above into the alcove.

## OUTSIDE

### TO THE FRONT

Block paved driveway providing off road parking for approx three/four vehicles with gravelled driveway area to the side and leading to:

### LARGER THAN AVERAGE SINGLE DETACHED GARAGE

Up and over door and side door. Outside meters. Concrete patio area with space for wheelie bins and wrought iron gate to:

### REAR GARDEN

Enclosed by timber fencing with access to the pathway behind the property. The majority of the garden is laid to lawn with herbaceous shrubs and borders. Further gated area to the side of the garage providing easily accessible storage. Large patio area with small retaining wall. Access out to the rear garden from the lounge and second reception room. Arched trellis area with a huge array of plants with the garden being nicely presented. To the other side of the house there is storage and hard standing for shed. This garden does benefit from being completely private.

### Viewing

Strictly by arrangement through Loveitts Leamington Spa office

16 Denby Buildings, Regent Grove, Leamington Spa. CV32 4NY

Tel: 01926 429268 / 470555

Email: leamington@loveitts.co.uk

LS 3578 / 004

