

**FOR SALE**



**School Lane, Radford Semele, Leamington Spa**

**3 Bedroom, 2 Bathroom, Semi-Detached House**

**Offers Over £335,000**

  
**MARTIN&CO**



- Three-bedroom family home
- Spacious living / dining room
- Utility room and ground floor WC
- Three well-proportioned bedrooms
- Low-maintenance rear garden
- Garage and off-road parking
- Excellent access to Leamington Spa

This well-presented freehold three-bedroom family home is ideally situated in a popular village location within the CV31 1TQ postcode, offering excellent access to local amenities and transport links. The property features a spacious and modern open-plan living and dining area with attractive wooden flooring, feature shelving and French doors leading into a bright sunroom overlooking the rear garden- perfect for family living and entertaining.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



The accommodation briefly comprises: entrance hallway (8'10" x 3'9"), leading to a generous living room (11'10" x 18'9") with ample space for both lounge and dining areas. The sunroom (8'11" x 8'4") provides additional versatile living space with garden views. The fitted kitchen (13'2" x 7'3") offers a range of units and worktop space, complemented by a separate utility/laundry room (5'5" x 7'11") and a convenient ground floor WC (2'6" x 4'6").

To the first floor, the landing (7'3" x 4'11") gives access to three well-proportioned bedrooms, including a principal bedroom (12'11" x 8'11"), and two further bedrooms (both approximately 9'0" x 12'0"). The family bathroom (5'9" x 6'9") completes the accommodation.

Externally, the property benefits from a low-maintenance rear garden with decking and artificial lawn, ideal for outdoor enjoyment, as well as a garage (12'6" x 8'1") and driveway providing off-road parking.

The property is conveniently located approximately 1.5 miles from Leamington Spa town centre, offering a wide range of shops, restaurants and leisure facilities, and around 2 miles from Leamington Spa railway station, providing direct links to Birmingham and London Marylebone. Excellent road connections are also nearby, including the M40 motorway, making this an ideal home for families and commuters alike.





**Martin & Co Leamington Spa** **01926 889 054**  
 38 Hamilton Terrace • Holly Walk • Leamington Spa •  
 CV32 4LY <http://www.martinco.com>  
 T: 01926 889 054 • E: leamingtonspa@martinco.com



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