



Manor Road, Leamington Spa, CV32 7RJ

Property Description

*** FULLY RENOVATED BACK TO BRICK IS THIS BEAUTIFUL VICTORIAN HOME IN NORTH LEAMINGTON *** Over the past 3 years this property has undergone a true transformation. The current owners have stripped this house back to the bare bricks and with no expense spared. The property has undergone a beautiful transformation that includes side extension creating a stunning open plan kitchen family area with solid stone flooring and underfloor heating and an official loft conversion creating a third double bedroom. The house has had all pipework and electrics fitted prior to full re plastering.

In brief the property comprises of entrance hall with newly fitted carpets, Living room with bay, double glazed window. Family room / kitchen with solid marble worktops and integrated appliances leading to dining room with dual aspect bi-fold patio doors. The room measures some 38ft in length and also has access to a downstairs W/C and cloakroom. On the first floor there are two large double bedrooms and a family bathroom which is tiled floor to ceiling and benefits from a separate walk in shower to the bath. On the top floor there is a large picture window on the landing with a further double bedroom and eaves storage. The property also benefits from a basement which provides additional storage space.

The rear garden has been hard landscaped around the property providing patio space which, with the bifold doors off the main house, creates an additional feeling of space. The main body of the garden has been laid to lawn. At the front of the property there is a small walled fore garden.

This stunning Victorian house truly must be seen to be believed. It is one of the best examples of blending a period property sympathetically with a modern day lifestyle.





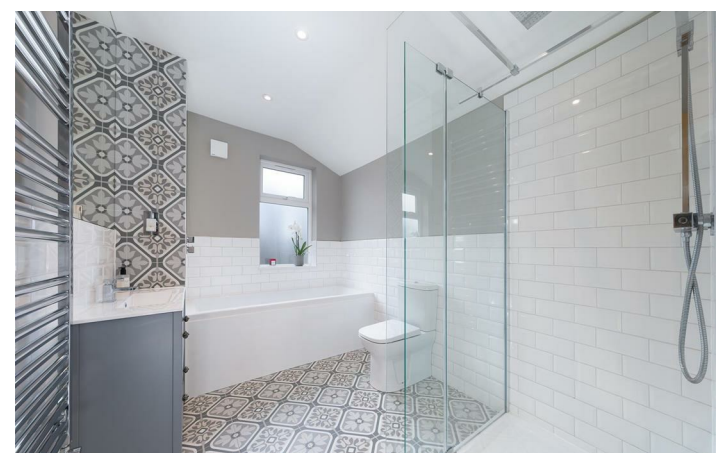
Key Features

- Fully Renovated Victorian Home
- North Leamington Location
- Stunning Kitchen Family Area
- Extended to the Side
- Additional Loft Conversion
- Family Bathroom
- Three Double Bedrooms
- Basement
- Hard Landscaped Rear Garden
- EPC: D





Total area: approx. 139.1 sq. metres (1497.0 sq. feet)
 This plan is for illustration purposes only and should not be relied upon as a statement of fact
 Property of Sheldon Bosley Knight Limited. Not to be reproduced



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

"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

"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

"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

"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

"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

"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

"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

"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

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.