



10 Leamington Grove, Old Town, Swindon, SN3 1NU

- SOUGHT AFTER LOCATION
- EXTENDED Detached House
- Four DOUBLE Bedrooms
- Self Contained ANNEX
- 27ft Lounge/Diner
- Family Room
- Kitchen/Breakfast
- Utility Room & Cloakroom
- En-Suite Shower To Master
- MUST BE VIEWED

Price £565,000



**** SOUGHT AFTER LOCATION **** A rare opportunity to purchase this EXTENDED and WELL PRESENTED four bedroom detached house with a SELF CONTAINED ANNEX. The property has been tastefully designed with high quality fixtures and fittings. The accommodation comprises of cloakroom, family room, lounge/diner, kitchen/breakfast, utility room, master bedroom (with en-suite shower), three further bedrooms, dressing room and family bathroom. The property also benefits from a self contained annex (open plan lounge/kitchen/bedroom and bathroom), driveway parking, low maintenance rear garden, gas central heating and uPVC double glazing. MUST BE VIEWED.

Location

Located just off Marlborough Rd in a quiet cul de sac within walking distance of Old Town with all its local amenities, restaurants and bars, Broome Manor Golf Course, the Polo Ground and Coate Water Country Park. In addition it is also within easy access to primary and secondary schools, The Great Western Hospital and Junction 15 of the M4 motorway.

Entrance Hallway

Stairs to first floors. Under stairs cupboard. Porcelain flooring. Inset lights. Two radiators.

Cloakroom

Obscured uPVC window to side elevation. Contemporary wash hand basin and built in W.C. Fully tiled walls. Porcelain flooring. Inset ceiling lights. Radiator.

Family Room

uPVC bay window to front elevation. Porcelain flooring. Radiator.

Lounge/Diner

uPVC window to front and rear. uPVC French doors to rear garden. Log burner with cast iron mantle over. Porcelain flooring. Two vertical radiators. Radiator.

Kitchen/Breakfast

uPVC window and French doors to rear garden. Gloss wall and base units with granite effect worktops over. Breakfast bar. Acrylic sink and drainer with half bowl. Built in double oven. Five burner gas hob with extractor hood over. Integral dishwasher. Part tiled walls. Porcelain flooring. Inset ceiling lights. Two radiators.

Utility Room

uPVC door to side. Stainless steel sink with mixer tap. Base unit with rolled edge worktop over. Space and plumbing for washing machine and tumble dryer. Space for American style fridge/freezer. Porcelain flooring. Radiator.

Landing

uPVC window to side elevation. Loft access. Inset ceiling lights. Radiator.

Bedroom One

uPVC bay window to front elevation. Two radiators.

En-Suite

Obscured uPVC window to front elevation. White suite comprising of double walk in shower, contemporary wash hand basin with cupboard under and built in W.C. Extractor fan. Fully tiled walls. Inset ceiling lights. Heated towel rail.

Bedroom Two

uPVC window to front and side elevation. Built in double wardrobe. Radiator.

Bedroom Three

uPVC window to rear elevation. Built in double wardrobe. Radiator.

Bedroom Four

uPVC window to rear elevation. Built in double wardrobe. Radiator.

Dressing Room

Inset lights. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Fully tiled walls. Vinyl flooring. Inset ceiling lights. Radiator.

The Annex

Open Plan Lounge/Diner/Bedroom

uPVC windows and French doors to rear garden. Gloss wall and base units with rolled edge worktops over. Acrylic sink and drainer. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Inset ceiling lights. Porcelain flooring.

Bathroom

Obscured uPVC window to front elevation. White suite comprising of built in double shower, wash hand basin with cupboard under and low level W.C. Fully tiled walls. Porcelain flooring. Heated towel rail.

Front

Block paved driveway with parking for several vehicles. Gated access to front. Outside lights.

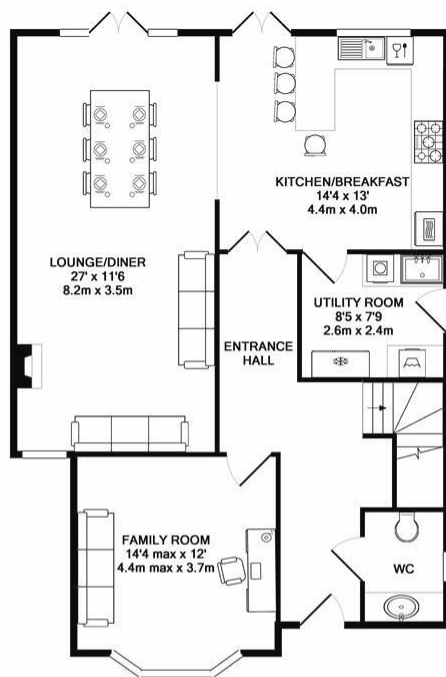
Rear Garden

Enclosed by timber fencing. Paved patio throughout with outbuilding. Gated access to front. Outside lights.

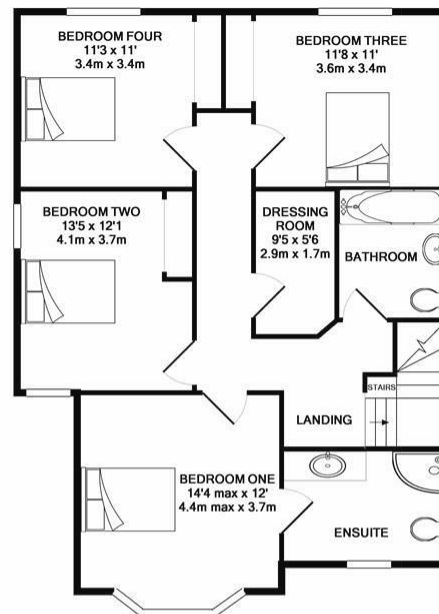


PRIMARY HOMES & LETTINGS

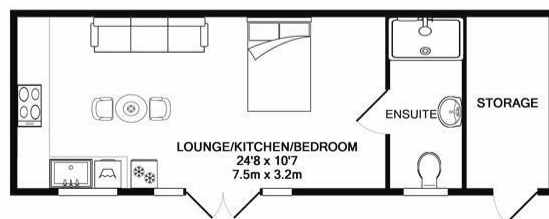
Tel: 01793 641 641



GROUND FLOOR



1ST FLOOR



ANNEX

FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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