



## LEIGH CRESCENT SOUTHAM, CV47 9QS

GUIDE PRICE £275,000  
FREEHOLD

Situated on the edge of the highly sought-after village of Long Itchington, this well-presented and spacious three-bedroom terraced home offers an abundance of living space throughout. With local amenities and picturesque canal side walks right on its doorstep, this charming property has plenty to offer its next owners.

# LEIGH CRESCENT

- 3 Bedrooms
- Canal Side Walks
- Well

Presented Throughout

- Village

Location

- Close To Amenities

Great Road

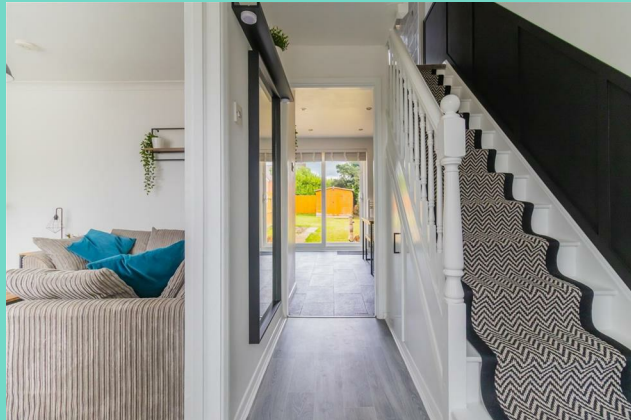
Links Nearby

- Substantial Rear Garden

Brick

Built Outbuilding

- Chain Free



## Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, which provides access to all principal rooms within the home.

-Situated at the front of the property, the bright and airy lounge is flooded with natural light, creating a warm and inviting atmosphere. A feature electric fireplace serves as an attractive focal point, enhancing the room's genuine homely feel.

-Moving towards the rear of the property, you will find the fitted kitchen/diner. Equipped with a range of wall and base units, the room includes an integrated double oven, gas hob, and space for freestanding white goods. There is also ample room for a dining table, while sliding patio doors provide direct access to the rear garden.

## First Floor:

-The main bedroom is located at the rear of the property and offers generous double accommodation, providing a comfortable and well-proportioned space.

-Situated at the front of the property, bedroom two is a further double room offering ample space for bedroom furniture and benefiting from a useful boiler cupboard.

-Bedroom three is a good-sized single room located at the front of the property. Offering versatile accommodation, it would also make an ideal home office or nursery and benefits from a built-in wardrobe.

-The family bathroom is conveniently located close to all bedrooms and is fitted with a modern suite comprising a bath with shower over, heated towel rail, hand basin, WC, and fitted

under-sink storage.

## Garden, External and Further Property Information:

-Leading outside, the property benefits from a substantial rear garden, mainly laid to lawn and complemented by a patio area, ideal for alfresco dining and entertaining during the summer months. The garden also includes a brick-built store for additional storage.

-Surrounded by the South Warwickshire countryside and with a range of local amenities close by, this lovely home offers rural community living.

## Important Property Information:

Tenure: Freehold

EPC: D

Council Tax: B

Local Authority: Stratford On Avon District Council

# LEIGH CRESCENT



### Ground Floor

Main area: approx. 34.4 sq. metres (370.7 sq. feet)  
Plus outbuildings, approx. 4.8 sq. metres (51.6 sq. feet)



Main area: Approx. 74.4 sq. metres (800.5 sq. feet)  
Plus outbuildings, approx. 4.8 sq. metres (51.6 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.

### First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk