



Northumberland Mews, Northumberland Road
£800,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market his highly desirable four bedroom, mid terrace, town house set on a private and secluded mews just off Northumberland Road in Leamington Spa.

This imposing family home offers contemporary living across three floors, with accommodation extending to approximately 1919 sq ft.

Council Tax: Band G
Local Authority: Warwick District Council
Broadband: Superfast Broadband Available
Mobile Coverage: Limited Coverage
Heating: Gas Central Heating
Listed: No
Tenure: Freehold



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The Finer Details

Situated on a quiet and private mews just off the highly sought after Northumberland Road, this contemporary four bedroom, mid terrace, family home offers modern living across three floors, with accommodation extending to approximately 1919 sq ft.

Upon arriving at Northumberland Mews the pedestrian accessed front door leads into a spacious living room/snug from an entrance porch, and has abundance of natural light from large windows overlooking the communal gardens beyond.

A central hallway leads onto the spacious kitchen diner, and houses a large WC/cloakroom and storage cupboards. The contemporary kitchen has a range of built in appliances including a range cooker, fridge freezer and dishwasher, while the adjoining dining area has double French doors that lead onto the rear courtyard garden, making for a wonderful entertaining area. There is a separate utility room/pantry situated off the kitchen, providing ample kitchen storage.

A generous landing greets you on the first floor and guides you to the formal, first floor drawing room. This spacious entertaining space is light and bright, with large windows and a central gas fireplace. A family bathroom with a bath and shower have Jack and Jill doors that also act as an en-suite for the neighbouring master bedroom. The master bedroom is a true sanctuary, with a Juliette balcony providing views of the rear courtyard and the countryside beyond. There is plentiful storage with full triple wardrobes.

There are three further double bedrooms on the second floor, one of which is used as an office by the current owners as well as an additional family bathroom. The principal second bedroom has an en-suite shower room and further wardrobes.

Externally, a pretty rear courtyard garden is accessed via double doors from the kitchen diner and is perfect for summer evenings. There are further communal gardens to the front of the house. There is allocated, off street parking for two cars as well as additional visitor parking.













About the Area

Northumberland Mews is located in the popular North Leamington Spa, a short walk the main street in the centre of town, The Parade (0.9 miles).

Kingsley School (0.6 miles) and Arnold Lodge (0.5 miles) are both within walking distance, while Warwick School (2.9 miles), Kings High School for Girls (3 miles) and North Leamington School (1.3 miles) are all a short drive.

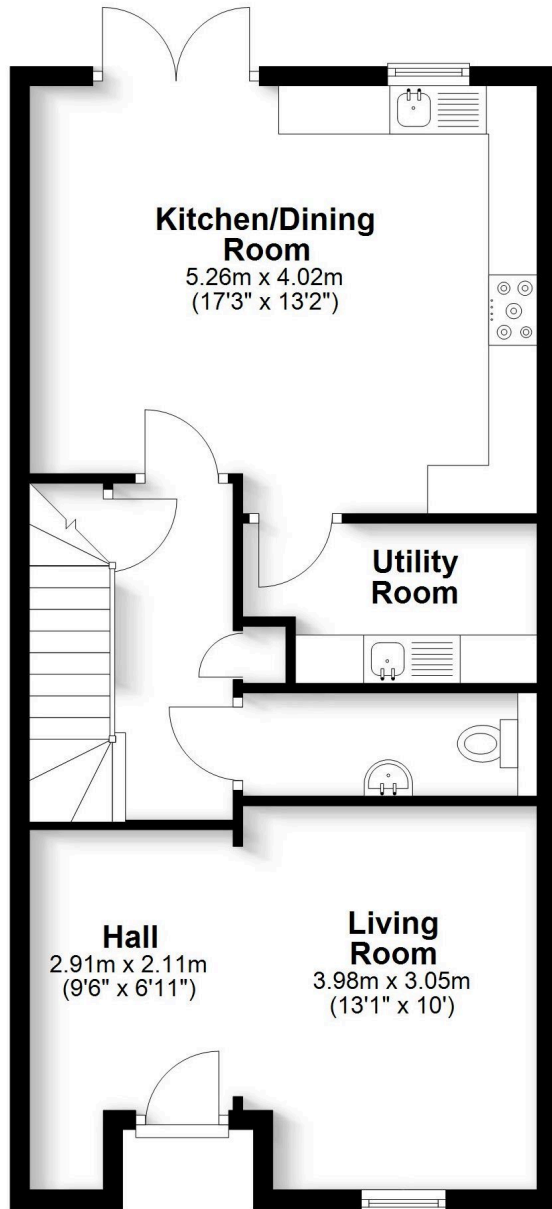
For those looking for local sports clubs, Leamington Lawn Tennis & Squash Club is situated on Guys Cliffe Avenue (0.7 miles) while Warwick Boat Club (2.6 miles) is also close by.

Leamington Spa Train Station is a 5 minute drive or a 28 minute walk (1.3 miles) away.. Providing direct access to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes), while the motorway network is accessed via multiple junctions of the M40.



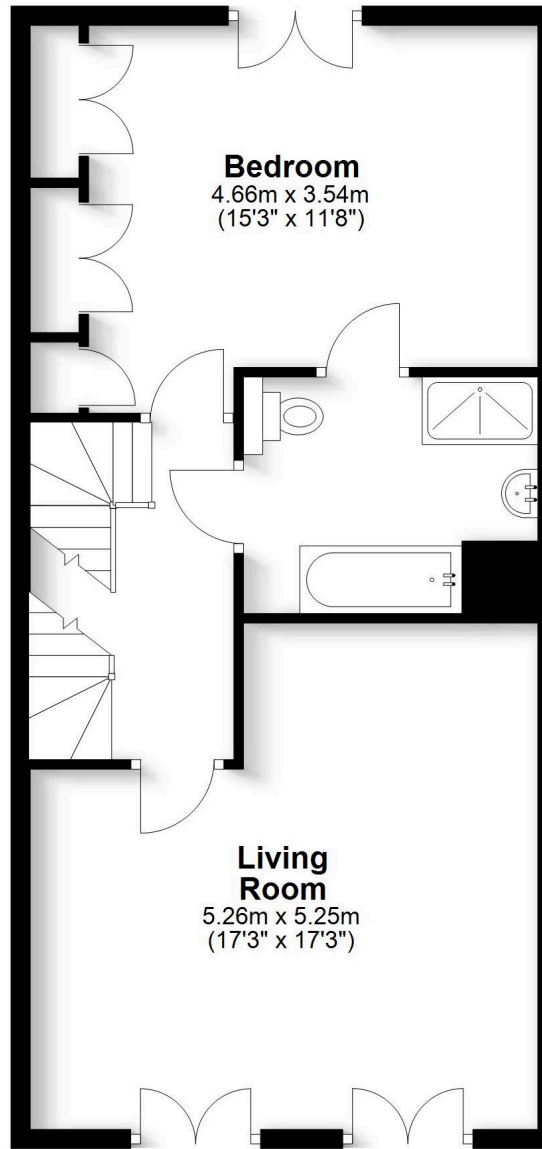
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



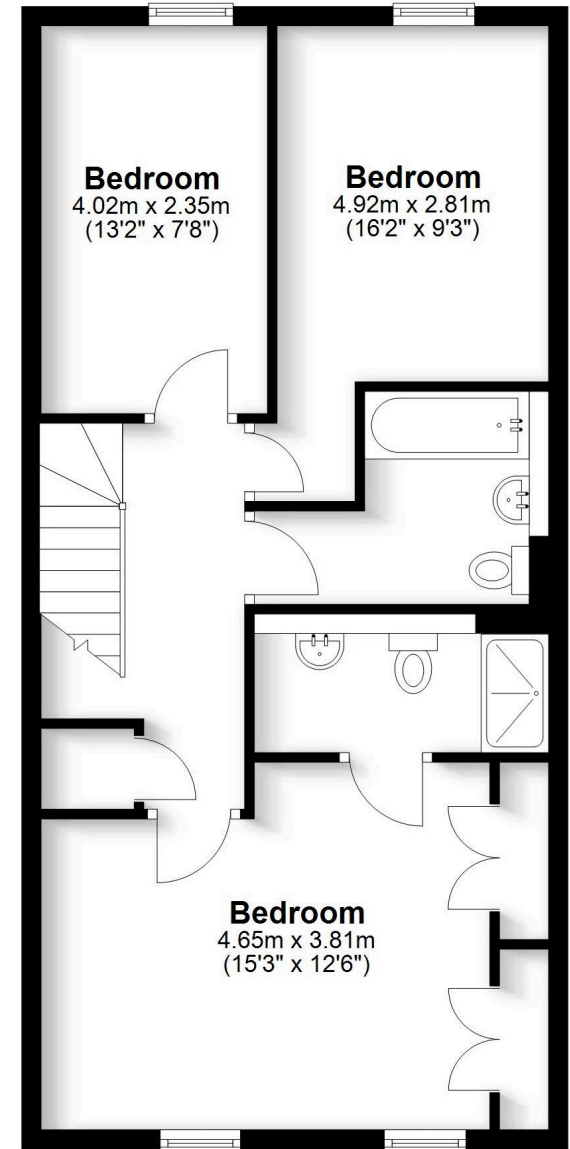
First Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Second Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



Total area: approx. 178.3 sq. metres (1919.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Winkworth

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