



Lee Meadowe, Warwick, CV34  
£280,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa are pleased to present to the market 20 Lee Meadowe, a well-proportioned and neatly presented modern home set within a popular and well-established residential development.

Offering practical accommodation over two floors, the property is ideally positioned for access to local amenities, transport links and nearby green spaces, making it an attractive option for first-time buyers, downsizers and investors alike.

### Property Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Limited Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















## The Finer Details

The property is approached via a paved pathway leading to the front entrance. Upon entering, a compact entrance hall-way provides access to the ground floor accommodation and a convenient cloak-room/WC, ideal for guests and everyday practicality.

The sitting room is positioned to the front of the property and enjoys excellent natural light through front-facing windows. Well proportioned and comfortably arranged, this inviting reception space offers ample room for both seating and storage, with the staircase rising neatly to the first floor.

To the rear, the kitchen is fitted with a range of modern units and integrated appliances, providing generous worktop and cupboard space. A window and glazed door overlook and open directly onto the rear garden, creating an easy connection between indoor and outdoor living and making the space particularly well suited to entertaining.

The first floor landing provides access to two well-balanced double bedrooms, both benefiting from built-in wardrobes and pleasant outlooks to the front and rear respectively. A family bathroom completes the first-floor accommodation and is fitted with a bath with shower over, wash basin and WC. Additional loft storage is available via a retractable ladder from the landing.

Externally, the rear garden has been designed with low maintenance in mind, featuring a terraced layout with planted borders, seating areas and a garden shed, as well as rear gated access. To the front of the property are two private allocated parking spaces, a valuable feature for this style of home.







































## About the Area

Situated on a sought after private development in Warwick, Lee Meadowe is a quiet, private road close to the fantastic transport links, good schools and historic centre of Warwick.

There are excellent schools within easy reach of Lee Meadowe including Newburgh Primary School (0.7miles), Aylesford School (0.8 miles), Warwick School (2 miles) and Kings High School for Girls (2.1 miles).

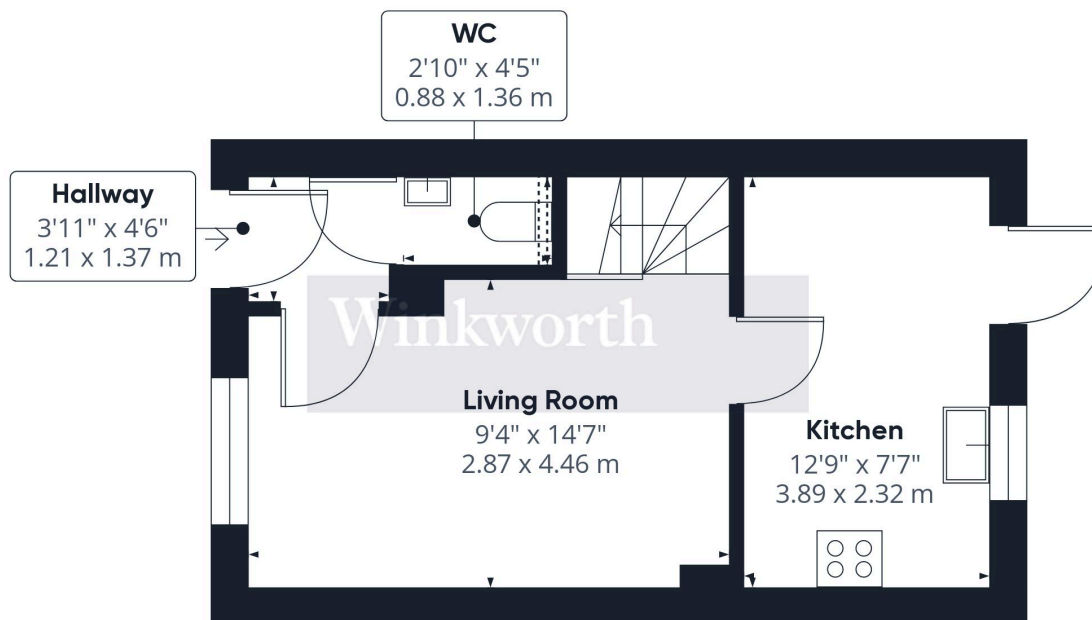
For the commuter, Warwick (2.0 miles) and Warwick Parkway (2.7 miles) Train Stations provide direct trains into London Marylebone (1 hour 30 minutes) and Birmingham (27 minutes). The motorway system is accessible by various local junctions of the M40 and also provides access to London, Birmingham and further afield.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

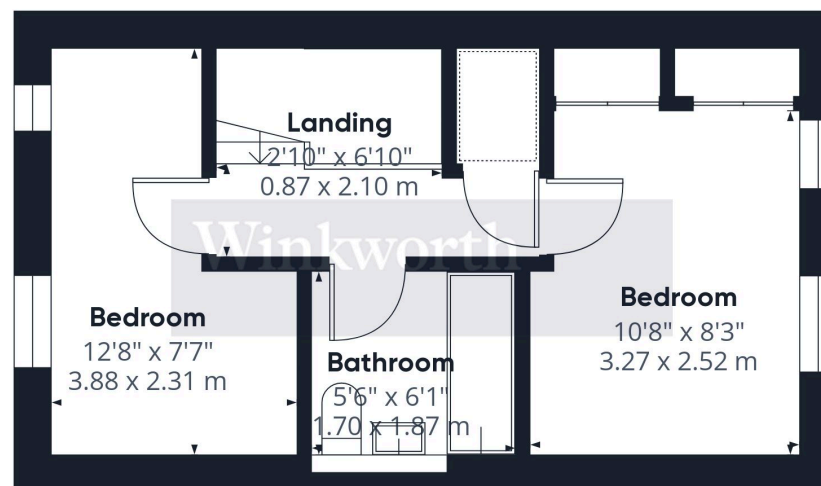








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

523.56 ft<sup>2</sup>

48.64 m<sup>2</sup>

**Reduced headroom**

0.76 ft<sup>2</sup>

0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**









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