



**St Martins, Leamington Road**

Princethorpe **CV23 9PU**

Guide Price £649,500

# St Martins, Leamington Road

St Martins is an extended four bedroomed detached family home which is imposingly set back from Leamington Road behind a substantial arched gravelled driveway. Also benefiting from a generous mature rear garden with an outlook towards the characterful buildings of Princethorpe College in the distance, the property offers accommodation including two separate reception rooms with wood burner to the lounge, in addition to a kitchen/breakfast room and separate large utility room. On the first floor, the four bedrooms are complemented by an en suite shower room to the master, whilst externally the aforementioned driveway provides parking space for a good number of vehicles, as well as giving direct access to two separate garages which are positioned to either end of the house. In summary, this is an excellent opportunity to purchase an enlarged family home which is well positioned within a popular and convenient village.

## LOCATION

The village of Princethorpe is conveniently located around 6 miles south-west of Leamington Spa and roughly equidistant to the town of Rugby and central Coventry. The village is well known for its famous school, Princethorpe College, there also being a primary school within the village and is also well placed for access to local road links including the Midland motorway network.

## ON THE GROUND FLOOR

Imposing gabled porch entrance from which a UPVC double glazed door with matching side panels opens into:-

## THROUGH ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage cupboard, grey wood grain effect flooring and replacement doors radiating to:-

## CLOAKROOM/WC

With modern white fittings comprising low level WC, integrated wash hand basin with storage below, splashboarded splashbacks and chrome towel warmer/radiator.

## LOUNGE

5.16m x 3.63m (16'11" x 11'11")

With UPVC double glazed windows to front and rear elevations, recessed fireplace featuring an exposed brick hearth and backdrop and housing a cast iron wood burning stove forming an attractive focal point to the room which also has two central heating radiators.

## DINING ROOM

5.13m x 3.02m max (16'10" x 9'11" max)

With grey wood grain effect flooring extending through from the entrance hallway, double glazed window to front elevation, central heating radiator and open plan access through to:-

## KITCHEN/BREAKFAST ROOM

6.10m x 2.77m (20'0" x 9'1")

Which extends across the rear of the house and features a range of units in a panelled style finish complemented by granite worktops and matching upstands and including base cupboards, drawers and wall cabinets with undermounted Belfast style sink unit and surface mounted mixer tap. Gas fired Aga featuring twin ovens and two hotplates, grey wood grain effect flooring extending through from the dining room and entrance hall, sitting or breakfast area, off which double glazed French style doors give external access to the rear garden, along with further double glazed door, also opening into the rear garden, ceiling downlighters and access trap to roof storage space.

## UTILITY ROOM

3.91m max x 3.07m (12'10" max x 10'1")

Having a range of fitted cupboards and storage with grey doors fronting and roll edged granite effect worktops, inset electric hob with fitted electric oven below, space for washing machine and tumble dryer, along with space for an American style fridge freezer, ceramic tiled flooring, useful roof storage space, a number of large fitted storage cupboards, double glazed window and double glazed door giving access to the rear garden.

## ON THE FIRST FLOOR

## LANDING

With two UPVC double glazed windows to the rear elevation and providing a view over the rear garden to the buildings of Princethorpe College in the distance, access trap to roof space, central heating radiators and replacement doors radiating to:-

## MASTER BEDROOM (REAR)

3.33m x 3.10m (10'11" x 10'2")

With UPVC double glazed window to rear elevation, central heating radiator, large walk-in wardrobe/dressing room providing ample hanging and clothes storage space and arched through access to:-

## EN SUITE SHOWER ROOM

Having white fittings comprising low level WC with concealed cistern, integrated wash hand basin with storage below and mixer tap, large walk-in shower with glazed screen and dual head shower unit, obscure double glazed window, ceiling downlighters and chrome towel warmer/radiator.

## BEDROOM TWO (FRONT)

3.63m x 2.92m (11'11" x 9'7")

With UPVC double glazed window and central heating radiator.

## BEDROOM THREE (REAR)

3.63m x 2.08m (11'11" x 6'10")

With UPVC double glazed window and central heating radiator.

## BEDROOM FOUR (FRONT)

4.19m max x 2.41m max (13'9" max x 7'11" max)

With built-in double wardrobe having sliding doors fronting, UPVC double glazed window and central heating radiator.

## FAMILY BATHROOM

With fully ceramic tiled walls and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaped bath with mixer tap, shower attachment and glazed shower screen, inset ceiling downlighters, chrome towel warmer/radiator and obscure UPVC double glazed window.

## OUTSIDE

## Features

Extended Detached Family House

Imposing Frontage to Leamington Road

Two Reception Rooms

Kitchen/Breakfast Room and Utility

Four Bedrooms

Two Bathrooms

Extensive Gravelled Parking

Two Garages

Generous Rear Garden With a View to Princethorpe College





Floorplan



Total area: approx. 180.6 sq. metres (1944.0 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Rugby Borough Council



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 74                      |
| England & Wales                             |         | EU Directive 2002/91/EC |