



Sandown Close

LILLINGTON, NORTH LEAMINGTON SPA, CV32 7SX

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This fantastic sized four double bedroom family home is situated in an ever popular North Leamington location and close to all local amenities, schools, parks and transport links. The property is ideal for a family and is being offered for sale with no onward chain.

Property at a glance

Detached Family Home in Popular Location

Four Double Bedrooms

Lounge / Dining area

Kitchen & Utility Room

Downstairs WC

Family Bathroom & En Suite Shower

Driveway Parking & Integrated Garage

Scope For Further Expansion

No Onward Chain

EPC Rating – D





In brief on the ground floor the property comprises of a good-sized entrance hallway, downstairs WC, lounge / dining room with sliding doors leading out to the rear garden, kitchen and utility room, there is also internal access to the single integrated garage.

Upstairs there are four double bedrooms, both two of the bedrooms benefitting from built in wardrobes and the master bedroom having en suite shower facilities, there is also a nice white family bathroom suite.

The garden is a very good size and mainly laid to lawn with a patio area directly off the kitchen and dining room, it is of North East orientation, it has two retractable canopy awnings, there is also an outside tap, side access and a shed.

Further benefits are the driveway parking, integrated garage with lighting and power, gas central heating, UPVC double glazing and the fact it is within walking distance to Leamington Spa town centre.

The property has gas central heating, double glazing and mains water and sewerage, gas and electricity. It is well presented throughout but also gives any potential buyer the chance to put their stamp on to it, extend it STPP and really make it their forever home.

Tenure Freehold.

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via cable.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

CALL NOW TO VIEW!

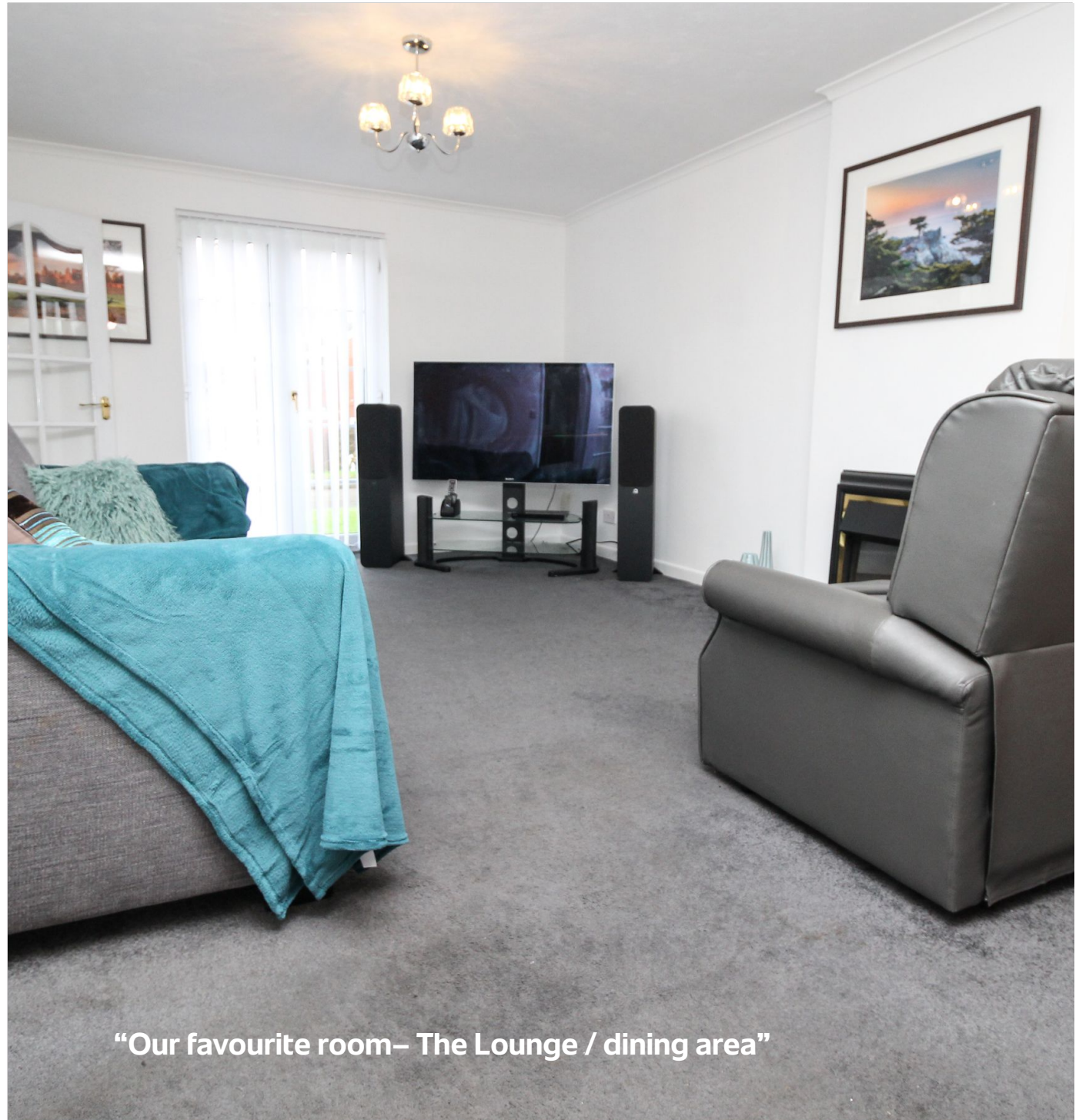


The Seller's View

"We used to love the living room, great size with a large window to the front aspect and patio doors to the rear so there is lots of natural light flooding through.

"The garden is a great size and we have enjoyed many family parties and BBQ's there.

Dad also lived here for over 45 years so it shows how popular the area is."



"Our favourite room– The Lounge / dining area"

Services

Main water, gas and electric

Tenure

Leasehold - Freehold.

Local Authority & Tax Band

Warwick District Council.

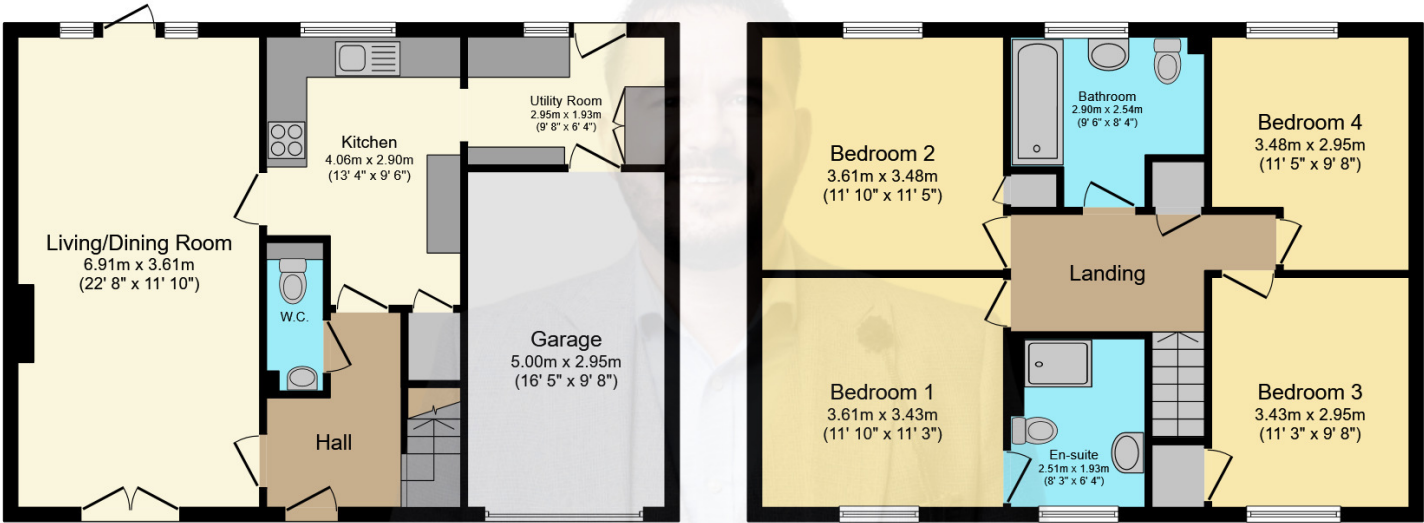
Tax band - E.

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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Ground Floor

First Floor

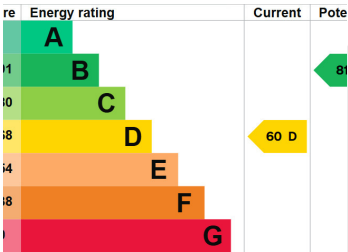
Amenties/Distances

The property is close to all local amenities, schools, parks and within easy walking distance of the main shopping Parade.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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