



Lillington Avenue, Leamington Spa, CV32 5UU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A wonderful opportunity to acquire a much improved and totally refurbished modern three storey town house providing very generous four bedroom and two bathroom accommodation in this highly regarded town centre location. The property has been subject to a complete refurbishment by the current owners to an exceptionally high standard.

Wootton Court is located just off Lillington Avenue, being conveniently sited within walking distance of the town centre and all amenities including shops, schools and recreational facilities and also within easy reach of the local railway station.

The spacious and flexible accommodation comprises - Entrance hall, cloakroom/w.c, utility room, fantastic open plan kitchen/dining/family room with bi-fold doors leading out to the rear garden. To the first floor there is a living room with access to the private balcony, large master bedroom with built in wardrobes and ensuite bathroom. The second floor has three further bedrooms and a luxury shower room.

Outside to the front there is driveway parking for two cars leading to the integral garage. There is a low maintenance rear garden perfect for al-fresco dining and entertaining.

This is a gem of a property that truly has to be viewed to appreciate the quality on offer.





Key Features

- Fabulous three storey town house
- Renovated to an exceptionally high standard
- Wonderful open plan kitchen/dining/family room
- Four bedrooms
- Living room with balcony
- En-suite to master and further shower room
- Garaging and driveway
- Immaculately presented
- Walking distance to town

Guide Price
£750,000

Entrance hall

Cloakroom/w.c

Utility room

Kitchen/dining room

19'5" x 19'4"

Living room

19'4" x 11'7"

Bedroom

17'4" x 10'7"

En-suite bathroom

Bedroom

17'4" x 10'7"

Bedroom

12'0" x 9'4"

Bedroom

11'7" x 7'0"

Shower room

Integral garage

17'1" x 9'3"



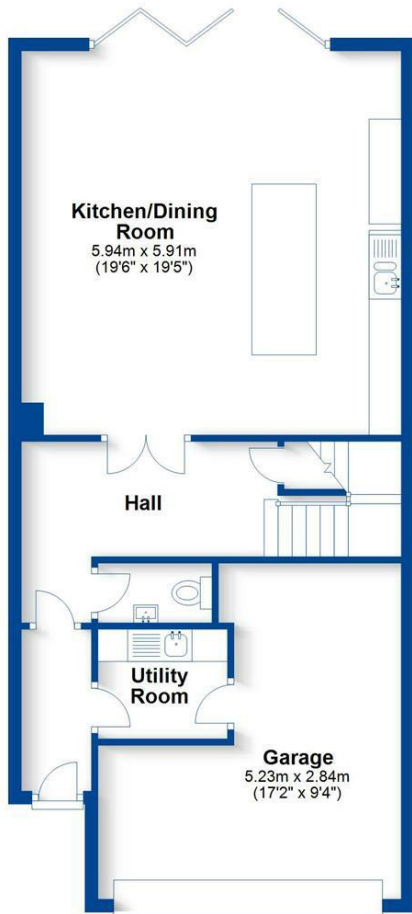




Floorplan

Ground Floor

Approx. 75.9 sq. metres (817.2 sq. feet)

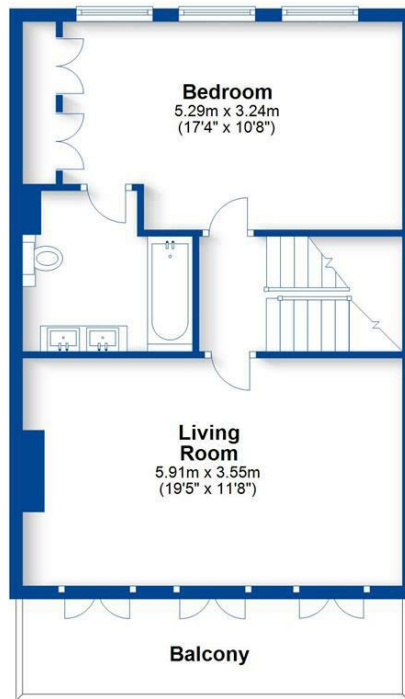


Total area: approx. 179.6 sq. metres (1933.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

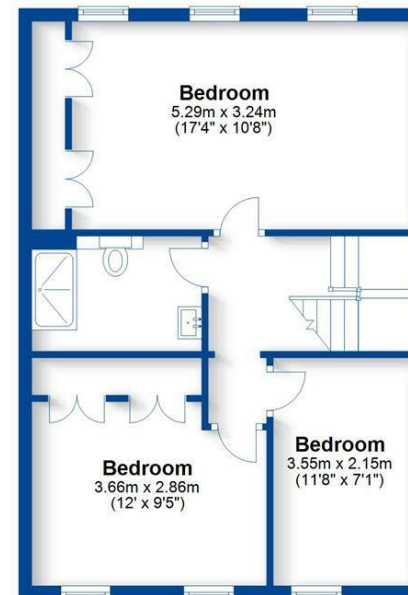
First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Second Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Warwick District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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