



Lillington Close, Leamington Spa, CV32 7RN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A superbly appointed and extended detached family home situated within a very desirable location to the North East of Leamington Spa town centre that has to be viewed to truly appreciate the quality of accommodation on offer.

The property benefits from a very high level of fitments throughout and briefly comprises - Entrance hall, cloakroom/w.c, living room with bi-fold doors and electric blinds, wonderful open plan kitchen/living/dining room with utility room and pantry.

To the first floor there is a wonderful master bedroom suite with dressing room and luxury en suite bathroom, three further bedrooms and family bathroom. There is also a further large bedroom suite with en-suite which is accessed via a rear downstairs staircase that would be ideal for a dependant relative or teenage suite.

Outside there is ample driveway parking to the front, integral double garage with electric door and central heating making it an extremely flexible space that could be a gym/other use. The garden extends to the side of the house and has a lovely decked area ideal for entertaining and is part lawned.

Noteable features include underfloor water central heating downstairs, solid oak flooring, additional electric underfloor heating in living room and 12v solar panels on the roof.

A truly fabulous home.





## Key Features

- Immaculate detached family home
- Superbly presented
- Five bedrooms
- Three bathrooms
- Double garage
- Large open plan kitchen/living/dining room
- Living room with bi-fold doors
- Very sought after residential location
- Viewing essential to appreciate quality of accommodation

**Guide Price**  
**£965,000**

**Entrance hall**

**Cloakroom/w.c**

**Kitchen/living/dining room**

20'7" x 17'8"

**Living room**

16'4" x 11'4"

**Utility room**

**Double garage**

18'4" x 16'0"

**Bedroom**

21'11" x 13'1"

**En-suite**

**Bedroom**

14'9" x 11'1"

**Dressing room**

**En-suite**

**Bedroom**

10'6" x 9'8"

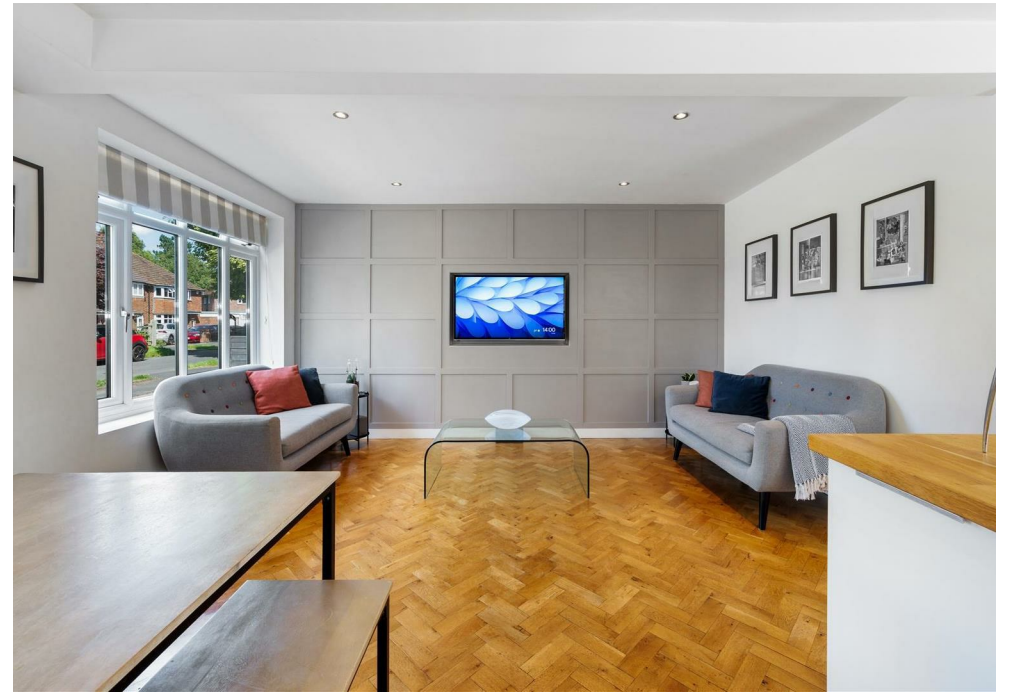
**Bedroom**

11'4" x 8'0"

**Bedroom**

11'4" x 7'1"

**Bathroom**



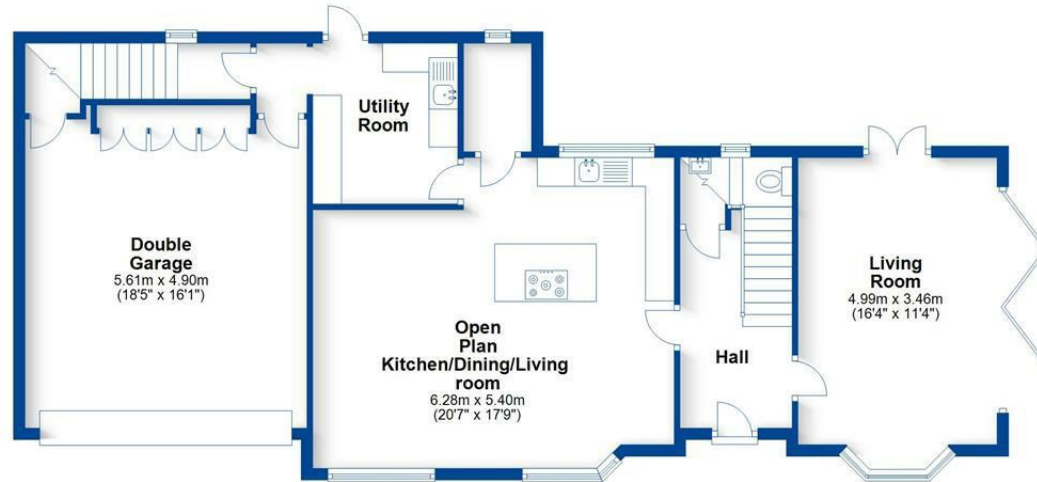




# Floorplan

## Ground Floor

Approx. 102.0 sq. metres (1097.9 sq. feet)



## First Floor

Approx. 100.8 sq. metres (1085.0 sq. feet)



Total area: approx. 202.8 sq. metres (2182.9 sq. feet)

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



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# 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](http://sheldonbosleyknight.co.uk)



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