

Properly<sup>✓</sup>



Highland Road, Leamington Spa

Leamington Spa

Offers Over £600,000



## **A Stylish, Spacious Family Home in the Heart of Lillington**

Beautifully presented and full of natural light, this four-bedroom family home is set on one of Lillington's most popular roads. Thoughtfully extended and tastefully modernised by the current owners, it offers a perfect balance of contemporary living with a warm, homely feel, ready to move straight into

- 4 bedrooms
- Exceptionally well presented
- Semi detached
- North Leamington School catchment
- Sought after road
- Ensuite
- Garage
- Versatile layout
- Outstanding South-West facing garden
- Room to extend (STP)



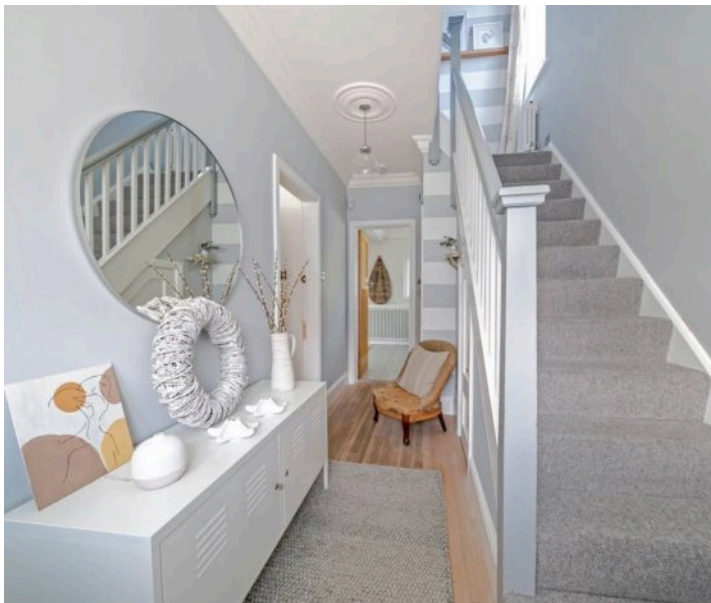


## Highland Road

Leamington Spa, Leamington Spa

The entrance hall sets the tone with its welcoming, stylish vibe, while offering practical storage and a modern downstairs WC. Original 1930s doors have been lovingly retained throughout much of the property, adding charm and character in keeping with the home's era.

The living room is a cosy retreat centred around a log burner, ideal for family nights in or relaxed Sunday afternoons. Glazed double doors open into the bright and sociable kitchen/diner, creating a wonderful sense of flow and space.



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The kitchen itself is beautifully fitted, with contemporary units, generous worktop space and a handy breakfast bar—perfect for everyday life and entertaining. Just off the kitchen, the utility room keeps laundry and household essentials tucked away.

At the rear, the large conservatory offers flexible living—currently used as a second reception room, it could be a sunny snug, a playroom, or a tranquil garden room. French doors open straight out onto the garden, making it ideal for summer living.



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The first floor provides three well-proportioned bedrooms—two spacious doubles and a fourth room perfect as a single bedroom, nursery or home office. The recently refurbished family bathroom features a full-sized bath, a separate walk-in shower, and sleek contemporary tiling.

The principal suite sits at the top of the house, occupying the entire second floor. With generous ceiling height, great storage and a modern en-suite shower room, it offers privacy and peace away from the bustle of daily life.



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The south-west-facing garden is a real gem—sunny, private and generous in size, it's perfect for everything from children's play to weekend entertaining. A patio area is ideal for al fresco dining, while the rest of the garden is laid to lawn with mature borders. A private, secure gate at the rear gives direct access to the park — perfect for families and dog owners alike.

There's also excellent potential to extend further to the rear if desired, with very little compromise to the garden space (subject to planning), making this home as future-proof as it is family-friendly.

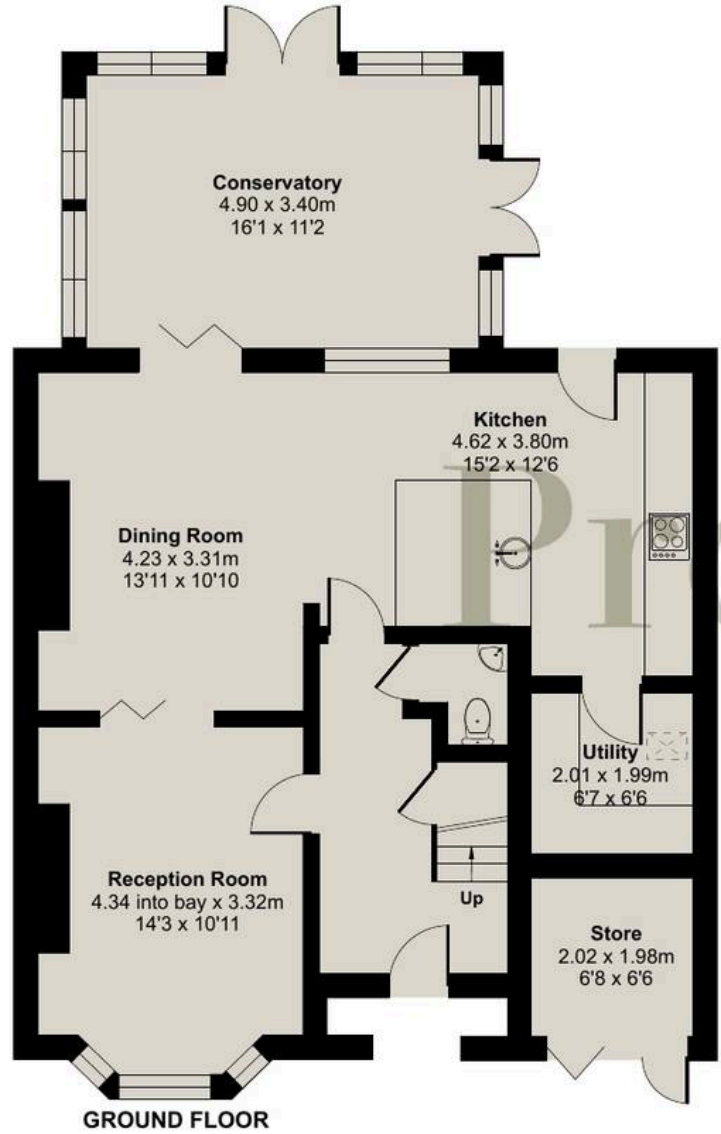
To the front, the property offers a garage and driveway parking for at least two vehicles.



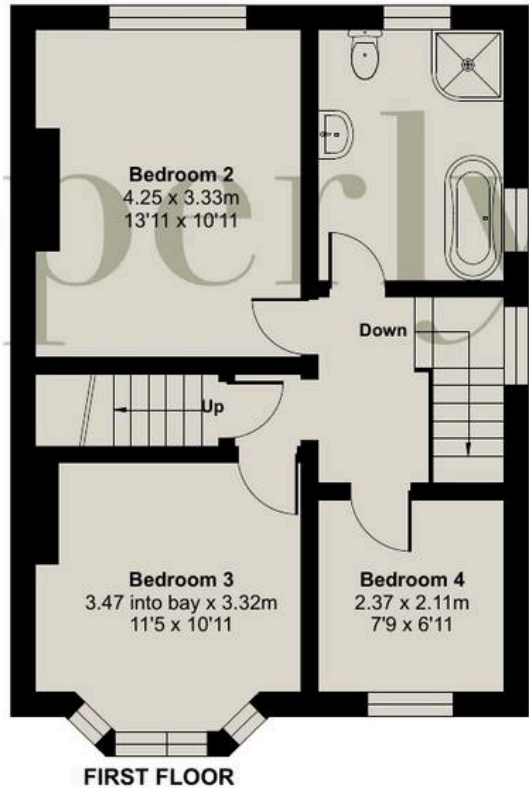
Approximate Area = 1604 sq ft / 149 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Store = 44 sq ft / 4.1 sq m  
 Total = 1697 sq ft / 157.6 sq m

For identification only - Not to scale

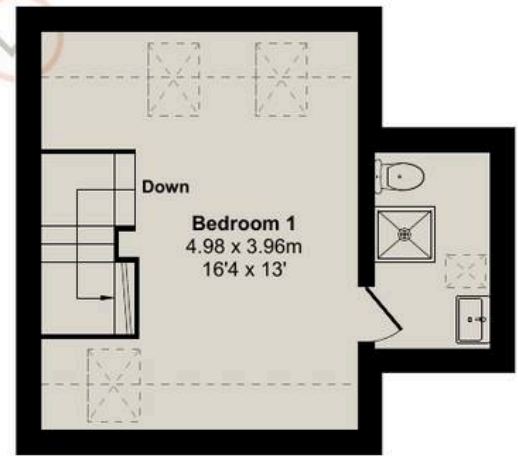
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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