



**Connells**

Lillington Road  
Leamington Spa



## Property Description

A Unique opportunity to acquire this four bedroom mid-terraced property offering an abundance of living space throughout. Set in a Town Centre position and located down a private Road just off from the Lillington Road with easy access to local amenities and excellent transport links!

Briefly comprising a welcoming entrance hallway, downstairs W/C, a sizeable and generous open plan living/dining/kitchen space. To the first floor there is the main living room benefiting from a distinctive curved wall and a bay window to the front, in addition to the main bedroom with en-suite. Three further bedrooms and the family bathroom are situated on the second floor.

Externally there are two parking spaces to the front of the property and a generously sized rear garden.

This property would make an ideal family home!

## Approach

Via driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, benefitting from two built-in storage cupboards, a radiator and doors to the downstairs W/C and open plan kitchen/living/dining space.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, laminate flooring and a double glazed window to front elevation.

## Open plan Kitchen/Dining/Family

28' 3" max x 17' 2" max ( 8.61m max x 5.23m max )

## Family/Dining Area

Comprising two radiators and doors to rear elevation.

## Kitchen Area

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, gas hob with cooker hood over and space for a fridge/freezer. Comprising a built-in breakfast bar, an under stairs storage cupboard, ceiling spotlights and a double glazed window to front elevation.



## First Floor Landing

The stairs lead from the hallway with doors to the living room and main bedroom.

## Lounge

14' 5" max x 10' 8" min ( 4.39m max x 3.25m min )

Spacious, light and airy lounge. Having two radiators and a bay window to front elevation.

## Bedroom One

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )

The master bedroom benefits from a built-in wardrobe, laminate flooring, a radiator and Juliet balcony to rear.

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a shaver point and a double glazed window to rear elevation.

## Bedroom Two

11' 10" max x 9' 7" max ( 3.61m max x 2.92m max )

Double bedroom having built-in wardrobes, a radiator and two double glazed windows to front elevation.

## Bedroom Three

10' 6" max x 10' 1" max ( 3.20m max x 3.07m max )

Double bedroom benefitting from built-in storage, a radiator and a double glazed window to rear elevation.

## Bedroom Four

9' 1" max x 7' 5" max ( 2.77m max x 2.26m max )

Double bedroom comprising a radiator and a

double glazed window to front elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

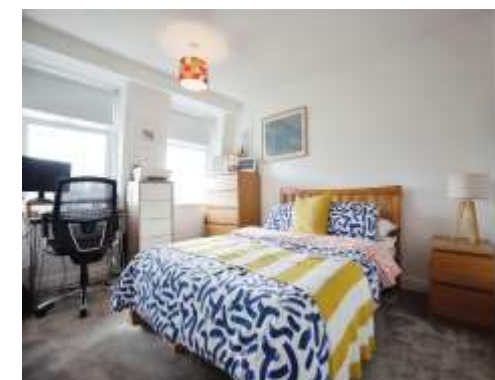
Beautifully maintained and low maintenance garden being mainly laid to artificial grass and fence enclosed. Comprising a patio area, a shed and planted borders.

### Driveway

Having a dropped kerb providing off road parking.

### Agent's Note

We understand from our sellers that there is an annual maintenance charge of £200 payable.











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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: SPA312779 - 0007