



Connells

Ivanhoe Lillington Avenue
Leamington Spa

Ivanhoe Lillington Avenue Leamington Spa CV32 5UE

for sale guide price
£750,000



Property Description

A traditional bay fronted semi detached family home with a large driveway to the front, an integral garage plus lean-to and utility area.

Briefly comprising an impressive entrance hallway, lounge, dining room, breakfast/kitchen, lean-to and utility area, downstairs shower room, additional W/C, understairs storage cupboard, 3 large double bedrooms and a 4th single bedroom and spacious bathroom.

Comprises a flexible and spacious family home occupying an enviable location just north east of the town centre, located on Lillington Avenue, providing a convenient location for the town centre and would suit either a growing family or those down sizing and looking to exploit the proximity to town whilst retaining off road parking and gardens. Viewing highly recommended.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs storage cupboard. Having original tiled flooring, a radiator and doors to the lounge, dining room, kitchen/diner, downstairs shower room and the downstairs cloakroom.

Downstairs Cloakroom

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

Lounge

16' 1" into bay x 12' 9" (4.90m into bay x 3.89m)

Spacious bay-fronted lounge having a feature fire place and a radiator.

Dining Room

14' 6" x 12' 8" max (4.42m x 3.86m max)

Having a feature fire place, wooden floorboards, a radiator, double glazed windows to rear elevation and a door leading to the rear garden.

Kitchen/Diner

16' 9" x 15' 9" (5.11m x 4.80m)

Fitted with wall and base units with complementary granite work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, sink and drainer unit. There is a Range-Master whilst providing space for further appliances. Comprising a radiator, tiled flooring, double glazed windows to rear elevation and a door to side leading to the lean to.

Lean To

29' 1" x 6' 2" (8.86m x 1.88m)

Providing space and plumbing for a washing machine, incorporating a sink unit. With doors to front and rear elevations.

Downstairs Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/c. Having a chrome heated towel rail, tiled flooring and a double glazed window to side elevation.

First Floor

Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

Bedroom One

17' 2" into bay x 10' 9" plus wardrobes (5.23m into bay x 3.28m plus wardrobes)

Generously sized, bay-front double bedroom. With extensive fitted wardrobes.

Bedroom Two

14' 8" x 12' 8" max (4.47m x 3.86m max)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

14' 9" x 8' 4" max (4.50m x 2.54m max)

Dual aspect double bedroom comprising wooden flooring.

Bedroom Four

7' 9" restricted head height x 7' 4" (2.36m restricted head height x 2.24m)

Having a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath and low level W/C. Having partly tiled walls, tiled flooring, ceiling spotlights, a chrome heated towel rail and two double glazed windows to rear elevation.

Outside

Driveway

Large driveway to the front encompassing a private foregarden.

Garden

Fully enclosed and private. A mature garden with established borders and shrubs. With a patio area and mainly laid to lawn.

Garage

A single, integral garage with double doors.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

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EPC Rating: D

Tenure: Freehold

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