



8 Church Lane

Leamington Spa **CV32 7RG**

Guide Price £725,000

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HIGHEST AND FINAL OFFER BY MIDDAY FRIDAY 15TH MARCH - Situated in a prime and leafy North Leamington location just off Lillington Road, this detached family home occupies a slightly elevated position to Church Lane and provides four bedroomed accommodation with exceptional scope and potential for future up-dating and extension, subject to the appropriate consents. Offered for sale with the benefit of no onward chain, the existing accommodation includes two reception rooms, together with a kitchen/breakfast room, whilst on the first floor the four bedrooms are complimented by a principal shower room and en suite shower room to the master bedroom. Externally, the house occupies a generous plot with ample parking and direct access to a double garage. Overall this is a rare opportunity to purchase an exceptionally well located home which allows a purchaser to place their own stamp on a property of excellent potential.

LOCATION

Church Lane lies off Lillington Road within a leafy position, a little under one mile from the centre of the town. All town centre amenities are therefore easily accessible including Leamington's wide array of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. There are excellent local road links available to neighbouring towns and centres along with links to the Midland motorway network, whilst Leamington Spa railway station provides regular commuter rail links to numerous destinations, notably Birmingham and London.

ON THE GROUND FLOOR

COVERED OPEN PORCH ENTRANCE

With terrazzo tiled steps ascending to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator and doors to:-

CLOAKROOM/WC

With pedestal wash hand basin, close coupled WC, access to understairs storage, central heating radiator and obscure double glazed window.

LOUNGE

4.57m x 3.68m (15'0" x 12'1")

With exposed wood flooring, two central heating radiators and double glazed window to front elevation.

DINING ROOM

3.96m x 3.48m (13'0" x 11'5")

Fitted with a range of base cupboards, drawers and

wall cabinets of panelled style having roll edged worktops over the base cupboards. 1.5 bowl stainless steel sink unit, inset four burner gas hob with filter hood over, electric oven, double glazed window, central heating radiator and door giving access to:-

SIDE LOBBY

Off which a door gives external access to the side of the property, there also being further doors to two outbuildings, one of which houses the Vaillant gas fired boiler.

ON THE FIRST FLOOR

LANDING

With double glazed window to the turn of the stairs, access trap to roof space and doors to:-

BEDROOM ONE (REAR)

3.96m x 3.48m (13'0" x 11'5")

With double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With fully tiled walls and floor and modern white fittings comprising low level WC, pedestal wash hand basin with mixer tap, walk-in shower enclosure with fitted dual head shower unit, mirrored wall cabinet, obscure double glazed window and towel warmer/radiator.

BEDROOM TWO (FRONT)

4.57m max x 3.68m (15'0" max x 12'1")

With fitted wardrobes having overhead storage, double glazed window and central heating radiator.

Features

Detached Family Home

Lovely North Leamington Location

Exceptional Future Potential

Two Reception Rooms

Kitchen/Breakfast Room

Four Bedrooms

Two Bathrooms

Generous Gardens Front and Rear

Ample Parking and Double Garage

No Chain



BEDROOM THREE (FRONT)

5.03m x 2.13m (16'6" x 7'0")

With dual aspect double glazed windows and central heating radiator.

BEDROOM FOUR (REAR)

3.68m x 2.41m (12'1" x 7'11")

With built-in wardrobe/storage, double glazed window and central heating radiator.

SHOWER ROOM

Being fully ceramic tiled to walls and floor and equipped with contemporary white fittings comprising wall mounted wash hand basin, low level WC, walk-in shower enclosure with dual head shower unit, inset ceiling downlighters and chrome towel warmer/radiator.

OUTSIDE

FRONT

The property occupies an elevated position to Church Lane with lawned foregarden to the right and tarmac driveway to the left hand side providing off-road parking space for a good number of vehicles as well as giving direct vehicular access to:-

DOUBLE GARAGE

Having twin sets of double timber doors fronting along with electric light and power.

REAR GARDEN

A generously proportioned rear garden with patio doors giving access from the dining room and which offers a good deal of privacy with fenced boundaries, central lawn and numerous mature trees. The rear garden enjoys a southerly facing aspect.

DIRECTIONS

Postcode for sat-nav - CV32 7RG.



Floorplan



Total area: approx. 178.0 sq. metres (1916.3 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com