



21 Church Lane

Leamington Spa **CV32 7RG**

Offers Over £600,000

21 Church Lane

Occupying a commanding elevated position to the corner of Church Lane and Lillington Close and with a frontage facing Lillington Parish Church, this extended detached property enjoys a prime North Leamington location and is offered for sale with the benefit of no ongoing chain. Occupying an impressively wide mature plot with garden extending well to the side of the house and parking immediately to the front, the property offers the purchaser exceptional scope and potential to reconfigure the existing accommodation whilst modernising and enhancing to personal specifications. Lying close to Lillington Road and within easy reach of town centre facilities, this is a rare opportunity to purchase a detached home of exceptional potential. PLEASE NOTE THAT THIS PROPERTY REQUIRES STRUCTURAL REPAIR AND THAT CASH BUYERS ARE THEREFORE PREFERRED. A COPY OF THE STRUCTURAL REPORT IS AVAILABLE FOR INSPECTION AT THE AGENT'S OFFICES.

LOCATION

Lying approximately one mile north of central Leamington Spa close to Lillington Road, Church Lane is a characterful backwater, yet exceptionally conveniently located for access to Leamington Spa's wide range of town centre amenities including shops and independent retailers, bars and restaurants, parks, cafes and artisan coffee shops. North Leamington School is also easily accessible, as are good local road links to neighbouring towns and centres, along with the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

Entrance door opening into:-

ENTRANCE HALLWAY

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

CLOAKROOM/WC

With close coupled WC, corner wash hand basin and obscure double glazed window.

LOUNGE

6.99m x 5.03m (22'11" x 16'6")

An extended and enlarged living room with fireplace to the far end, three central heating radiators, double glazed windows and UPVC double glazed sliding patio doors giving external access to the rear garden.

DINING ROOM

3.35m x 2.67m (11'0" x 8'9")

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

KITCHEN/BREAKFAST ROOM

3.73m x 2.62m (12'3" x 8'7")

With double bowl stainless steel sink and a basic range of base cupboards and wall cabinets, central heating radiator, walk-in shelved pantry cupboard, UPVC double glazed window and door to:-

SIDE PASSAGEWAY

With personnel door to garage, walk-in wet room with shower, further walk-in boiler room housing the Ideal Standard gas fired boiler and hot water system.

ON THE FIRST FLOOR

LANDING

With double glazed window to rear elevation, access to roof space with pull down ladder, central heating radiator and doors to:-

MASTER BEDROOM (FRONT)

6.43m max x 5.05m max (21'1" max x 16'7" max)

- forming an 'L' shape and into dressing area.

With two UPVC double glazed windows to front elevation, central heating radiator, through access to:-

DRESSING AREA

Which is fitted with a range of fitted wardrobing and storage and from where a door gives access to:-

EN SUITE BATHROOM

With panelled bath, pedestal wash hand basin, corner shower enclosure with fitted shower unit, door to:-

SEPARATE WC

With low level WC, obscure double glazed window and radiator/towel warmer.

BEDROOM TWO (FRONT)

6.99m x 5.05m (22'11" x 16'7")

Which vertically replicates the main living room below, having four double glazed windows, three central heating radiators and a range of fitted furniture including wardrobing, dressing table or work station and matching storage drawers and cupboards.

BEDROOM THREE (REAR)

3.86m max x 2.41m (12'8" max x 7'11")

Presently being fitted with a range of office furniture comprising fitted desk/work station, integrated drawers, cupboards, book shelving and storage, all in a light oak finish. Double glazed window to rear elevation and central heating radiator.

Features

Extended Detached House

Large Mature Elevated Plot

Facing Lillington Parish Church

Two Reception Rooms

Kitchen

Three Bedrooms

Two Bathrooms

Parking and Garage

Lovely Mature Gardens

Prime North Leamington Location

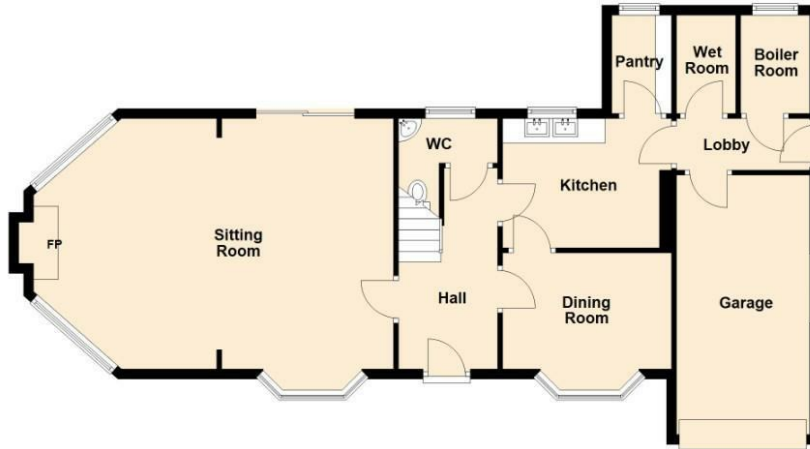




Floorplan

Ground Floor

Approx. 90.1 sq. metres (969.6 sq. feet)



First Floor

Approx. 86.0 sq. metres (923.4 sq. feet)



Total area: approx. 176.1 sq. metres (1895.0 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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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