



68 Lime Avenue

Leamington Spa **CV32 7DH**

Guide Price £600,000

68 Lime Avenue

This stunning 1950's semi detached property has been beautifully extended and cleverly designed by the current owners and is immaculately presented throughout. Located in the ever popular North Leamington pocket close to Telford and North Leamington schools, the property has easy access into town and local amenities. This fabulous family home now boasts incredible living space with snug lounge, office / playroom, open plan kitchen with bifold doors out to the garden. There is also a handy utility space and garage. The first floor offers four double bedrooms in total including one ensuite bedroom and bathroom. Gardens have been landscaped with paved patio and pathway, large private lawns and fabulous home office / gym at the foot of the garden with lighting and heating.

LOCATION

Lime Avenue is one of Lillington's prime tree-lined roads linking Cubbington Road with Leicester Lane and having an attractive variety of properties along its length. The highly regarded Telford Primary School is within a short walk of the property, there also be a convenient range of further amenities including shops in both Lillington and nearby Cubbington. Town centre facilities are also easily accessible as are local road links to routes out of the town including those to neighbouring centres and the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Recessed Porch

With tiled flooring and entrance door opening into-

Reception Hallway

3.96m x 2.58m (12'11" x 8'5")
With herringbone Amtico flooring which runs through to the open plan kitchen and staircase off leading up to the first floor. There is a useful under stairs storage cupboard, old school radiators and doors leading off to all rooms.

Living Room

4.43m x 3.33m (14'6" x 10'11")
Set to the front of the property this stunning and well proportioned living benefits with a large bay window with timber shutters bespoke fit. There are a range of fitted cupboards and shelving and the focal point being the inset wood burning stove.

Home Office / Playroom

2.99m x 2.74m (9'9" x 8'11")
Currently set up as a home office however would also make an ideal playroom depending on the situation of the new proprietors. The window to the front has timber shutters.

Open Plan Family Reception Kitchen

9.03m x 6.09m (29'7" x 19'11")
This fabulous extended reception kitchen offers an array of 'Devol' solid timber cabinetry finished in a deep blue with complementary polished lagoon silestone work tops and kickbacks. There is a large central island with contrasting solid timber top perfect for entertaining. Integrated appliances include 'Miele' dishwasher, fridge, freezer and there is space for a range cooker. The flooring continues with the herringbone Amtico and benefits with underfloor heating. There is ample space for seating and dining and bifold doors lead out to the gardens.

Utility Room

2.06m x 1.94m (6'9" x 6'4")
Leading off the kitchen with further cabinetry, silestone work tops and plumbing for both the washing machine and tumble dryer.

Cloakroom

1.89m x 0.83 (6'2" x 2'8")
This modern ground floor cloakroom has tile flooring and splash back areas and has a modern white wc and wash hand basin.

ON THE FIRST FLOOR

Landing

4.09m x 3.12m (13'5" x 10'2")
Open and airy with loft hatch and doors leading to all rooms.

Bedroom One

4.01m x 3.36m (13'1" x 11'0")
This double bedroom is located to the rear and offers views out to the gardens. Finished with lovely decoration and offering fitted wardrobes, timber shutters and old school radiator.

Bedroom Two

3.75m x 2.95m (12'3" x 9'8")
Also affording views over the gardens and benefiting with fitted wardrobes, timber shutters and door leading into the ensuite shower room.

Ensuite

1.58m x 1.34m (5'2" x 4'4")
Fitted with modern fixtures and having tiled flooring and walls. There is a corner shower cubicle, wash hand basin and wc.

Bedroom Three

3.77m x 2.93m (12'4" x 9'7")
A further double bedroom located to the front of the property with fitted wardrobes, timber shutters and old school radiator.

Bedroom Four

2.98m x 2.64m (9'9" x 8'7")
This final fourth double bedroom is also located to the front with views over the driveway and offers timber shutters, old school radiator and fabulous decoration.

Family Bathroom

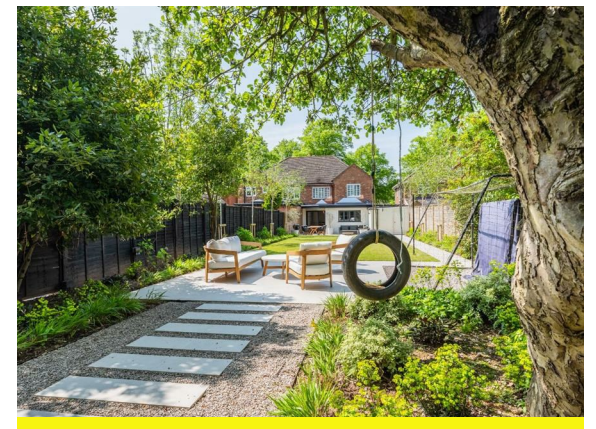
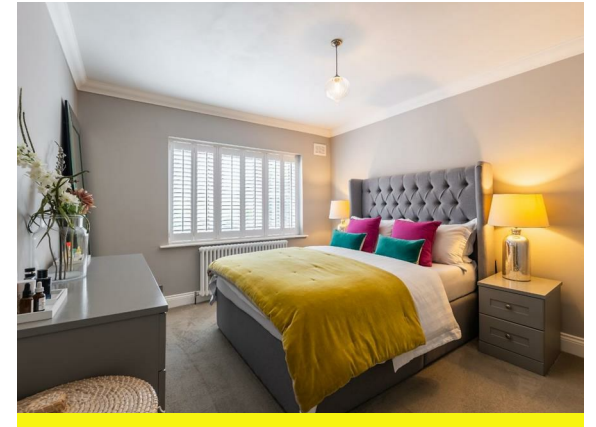
2.23m x 2.01m (7'3" x 6'7")
This elegant bathroom offers an indulgent look with a large vanity unit housing his and hers bowl sinks, a large walk in shower with rain water showerhead and low level flush wc. The flooring and walls are entirely tiled.

OUTSIDE

Features

Extended Semi Detached
Stunningly Presented Throughout
Open Plan Family Reception Kitchen
Living Room
Home Office
Four Double Bedrooms
Landscaped Gardens
Home Office / Home Gym Studio
Sought After North Leamington Pocket
Great School Catchments





Floorplan



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General Information

Tenure

Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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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