



**85 Lillington Road**

Leamington Spa **CV32 6LJ**

Offers Over £775,000



# 85 Lillington Road

HIGHEST AND FINALS OFFERS BY MIDDAY THURSDAY 17TH APRIL 2025 - Situated on this prime North Leamington road is this 1950's built detached property offering generous family accommodation and occupying a good plot with ample parking to the front and a mature garden to the rear. Internally the gas centrally heated accommodation affords excellent potential for future up-dating and possible extension (subject to the appropriate consents) and re-configuration to a purchaser's own style and specification. The accommodation includes three reception rooms coupled with a kitchen and large breakfast room/utility to the ground floor, whilst on the first floor there are three double bedrooms with en suite facilities to the master, together with a dressing room or study. Overall this is an exceptional opportunity to purchase a double-fronted traditionally bayed detached residence providing exceptional scope and future potential.

## LOCATION

The property lies around one mile north of central Leamington Spa, thereby being within easy reach of Leamington Spa's wide range of town centre facilities and amenities including shops and independent retailers, parks, bars, restaurants and artisan coffee shops. Additionally, there are excellent local road links available including those to neighbouring towns and centres, along with links to the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular commuter rail links to numerous destinations including London and Birmingham.

## ON THE GROUND FLOOR

### ENCLOSED PORCH ENTRANCE

With inner entrance door opening into:-

### RECEPTION HALLWAY

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

### CLOAKROOM/WC

Having partly ceramic tiled walls and two piece suite comprising low level WC and pedestal wash hand basin.

### LOUNGE

5.16m x 3.63m (16'11" x 11'11")

With Adam style fireplace housing inset coal effect living flame gas fire, central heating radiator and double doors giving access to the conservatory.

### DINING ROOM

3.63m x 3.53m (11'11" x 11'7")

into bay window.

Having central heating radiator.

## FAMILY ROOM

4.88m x 2.82m (16'0" x 9'3")

With wood flooring, central heating radiator, personnel door to garage and window overlooking the rear garden.

## KITCHEN

3.61m x 3.00m (11'10" x 9'10")

Being equipped with a range of fitted panelled style units comprising coordinating base cupboards, drawers, wall cabinets and larder style cupboards, inset five burner gas hob with filter hood over, integrated electric oven together with integrated dishwasher, wood effect worktops with tiled splashbacks, cupboard concealing the Potterton gas fired boiler and arched through access to:-

## BREAKFAST ROOM/UTILITY

4.88m x 2.74m (16'0" x 9'0")

With Belfast style undermounted sink unit, wood worktops with space below for washing machine and tumble dryer, ceramic tiled flooring extending through from the kitchen, central heating radiator and door to:-

## CONSERVATORY

6.48m max x 4.55m (21'3" max x 14'11")

With ceramic tiled flooring throughout, double glazed windows surrounding, central heating radiator and double doors giving external access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

With window to front elevation, access trap to roof space and doors radiating to:-

## MASTER BEDROOM (FRONT)

5.16m x 3.63m (16'11" x 11'11")

With a range of fitted wardrobing and overhead storage, windows to front and rear elevations, central heating radiator and door to:-

## STUDY/DRESSING ROOM

2.67m x 2.41m (8'9" x 7'11")

An ideal anteroom to the master bedroom having window to side elevation and central heating radiator.

## EN SUITE SHOWER ROOM

With modern fittings comprising low level WC, pedestal wash hand basin, walk-in shower enclosure with glazed screen surrounding and fitted shower unit, window to side elevation and central heating radiator.

## BEDROOM TWO (FRONT)

3.66m x 3.68m max (12'0" x 12'1" max)

into bay window.

With central heating radiator.

## BEDROOM THREE (REAR)

3.38m x 3.05m (11'1" x 10'0")

With built-in airing cupboard housing the hot water cylinder and central heating radiator.

## BATHROOM

With fully ceramic tiled walls and three piece white suite comprising low level WC, panelled bath with shower unit over and folding glazed shower screen, pedestal wash hand basin, obscure glazed window and chrome towel warmer.

## OUTSIDE

### FRONT

The foregarden is largely gravelled providing ample parking space for a good number of

## Features

Detached Double Fronted Family House

Prime North Leamington Location

Exceptional Potential

Three Reception Rooms

Kitchen and Breakfast Room

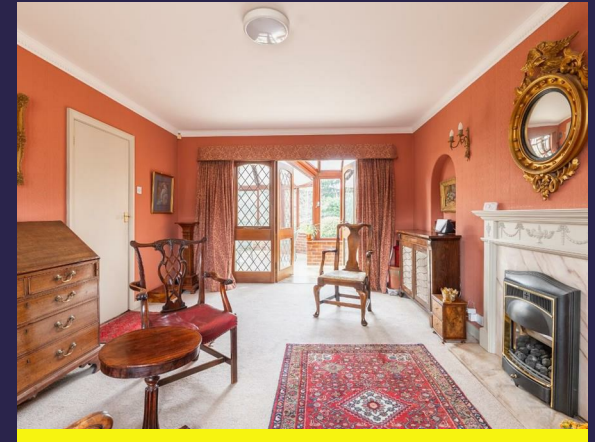
Three Double Bedrooms

Two Bathrooms

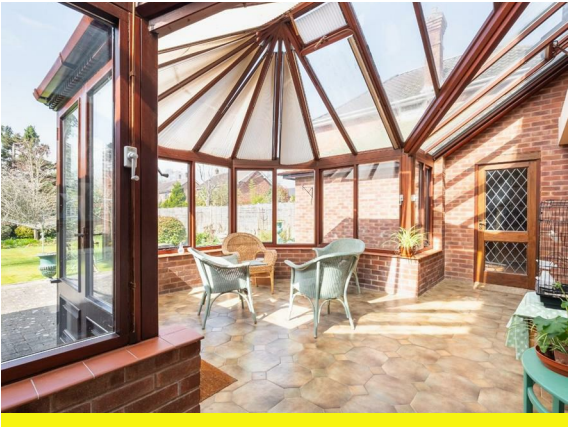
Generous Plot

Ample Parking

Garage

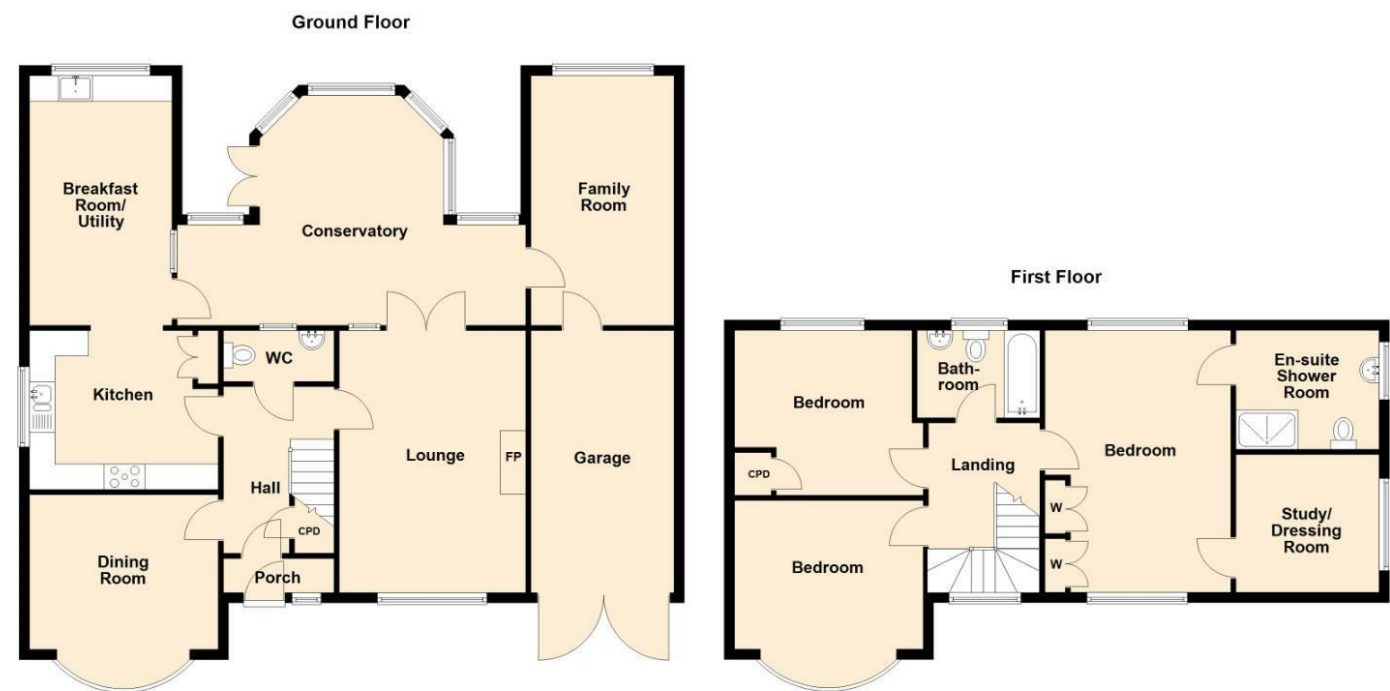








Floorplan



Total area: approx. 190.2 sq. metres (2046.8 sq. feet)

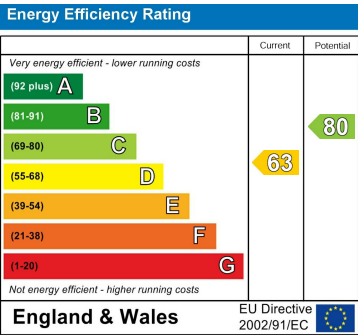
General Information

**Tenure**  
Freehold

**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.

**Fixtures & Fittings**  
Specifically excluded unless mentioned in these sales particulars.

**Council Tax**  
Band G - Warwick District Council



Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com