



**1 Church Lane**

Leamington Spa **CV32 7RG**

Guide Price £725,000



# 1 Church Lane

## Lillington

Occupying a prominent and elevated position to Church Lane, within a prime North Leamington location, this delightful individually designed detached property enjoys a pleasant aspect. It offers four bedroomed accommodation with exceptional scope and potential for modernisation and re-modelling. Existing accommodation includes three separate reception rooms together with four first floor bedrooms, coupled with a family bathroom. Whilst the property sits within a generous plot above a sloping lawned front garden, there are two driveways either side providing ample parking and access to two separate garages. The large mature, secluded rear garden offers a good degree of privacy. The property being offered for sale with the benefit of no onward chain. Overall this is an excellent opportunity to purchase a detached home of exceptional potential within this well sought after area.

### LOCATION

The property is located just off Lillington Road within a prime location approximately one mile north of the town centre. There is easy access to the town centre available including Leamington's wide array of shops and independent retailers, restaurants, bars, parks and artisan coffee shops. Additionally, there are excellent local road links available including those to neighbouring towns and centres, along with links to major routes and the Midland motorway network, including the M40. Leamington Spa railway station provides regular rail links to many destinations notably London and Birmingham.

### ON THE GROUND FLOOR

Covered porch entrance with entrance door opening into:-

### ENCLOSED ENTRANCE PORCH

With inner door giving access to:-

### RECEPTION HALLWAY

With stairs off ascending to the first floor, central heating radiator and door to:-

### CLOAKS/SHOWER ROOM

With low level WC, wash hand basin and walk-in tiled shower enclosure with Mira shower unit.

### LOUNGE

4.85m x 4.19m (15'11" x 13'9")

With double glazed bow window to front elevation together with further double glazed window to side, wood burning stove standing on a tiled hearth and central heating radiator.

### DINING ROOM

4.17m x 4.11m (13'8" x 13'6")

With double glazed sliding patio doors giving access to the garden and being set into a bay, two further double glazed windows and central heating radiator.

### KITCHEN

3.38m x 3.02m (11'1" x 9'11")

Fitted with a range of panelled style units in a gloss finish comprising base cupboards and coordinating wall cabinets, the base cupboards having roll edged granite effect worktops over, inset stainless steel sink unit, double glazed window, wall mounted gas fired boiler and through access to:-

### BREAKFAST ROOM

5.59m x 3.00m approx averages (18'4" x 9'10" approx averages)

Being irregular in shape and having central heating radiator, several fitted cupboards to match those in the kitchen and door to:-

### UTILITY ROOM

4.32m x 1.80m approx averages (14'2" x 5'10" approx averages)

With tiled floor, central heating radiator, stainless steel sink unit, personnel door to garage and door giving external access to the rear garden.

### ON THE FIRST FLOOR

### LANDING

With built-in shelved storage cupboard, central heating radiator, dual aspect double glazed windows and doors to:-

### BEDROOM ONE (FRONT)

3.73m x 4.19m max (12'3" x 13'9" max )

- to rear of fitted wardrobes.

Having various fitted wardrobes and storage cupboards, double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

4.14m x 3.05m (13'7" x 10'0")

With fitted wardrobing, dual aspect double glazed windows and central heating radiator.

### BEDROOM THREE (REAR)

3.05m x 3.43m max (10'0" x 11'3" max )

- to rear of fitted wardrobing/storage.

With the fitted storage also housing the insulated hot water cylinder, double glazed window and wash hand basin/vanity unit.

## Features

Individual Detached House

Prime North Leamington Location

Exceptional Future Potential

Three Reception Rooms

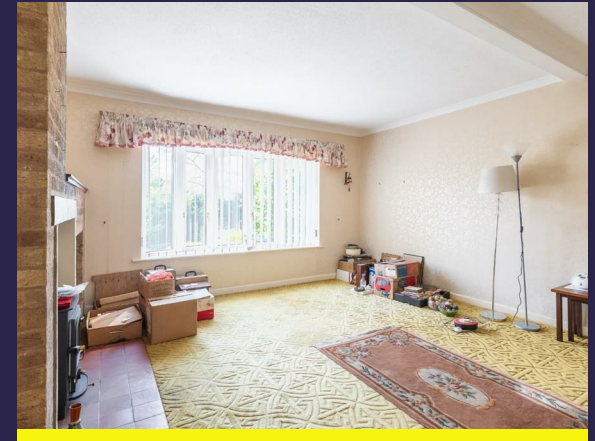
Four Bedrooms

Generous Plot

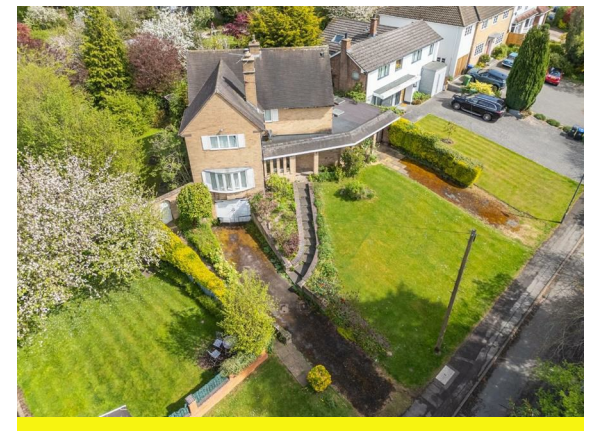
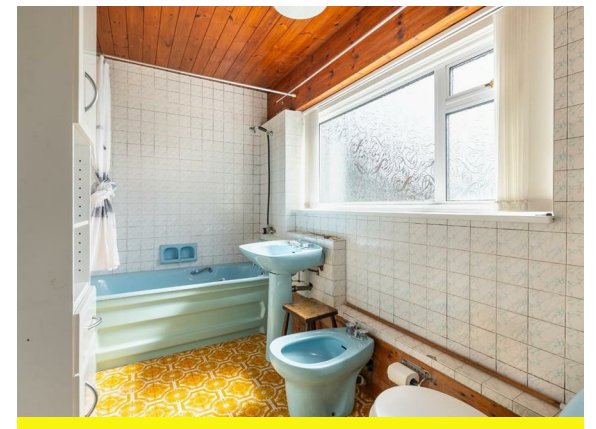
Ample Parking and Two Garages

Front and Rear Gardens

No Onward Chain

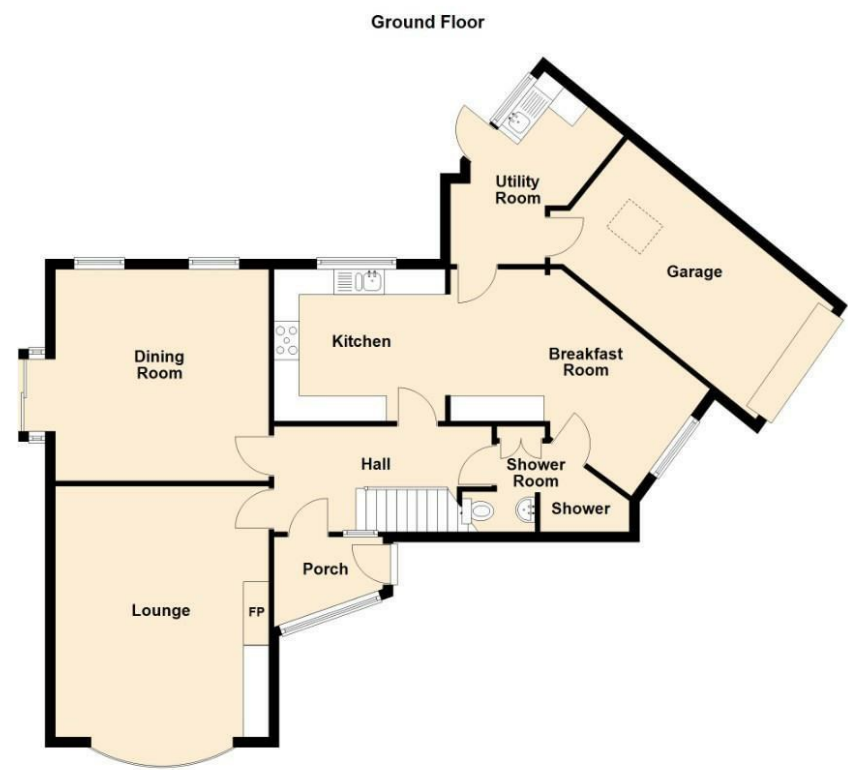




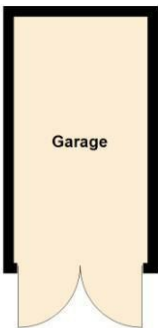




# Floorplan



Lower Ground Floor



First Floor



Total area: approx. 185.4 sq. metres (1995.4 sq. feet)

## General Information

Tenure  
Freehold

Fixtures & Fittings

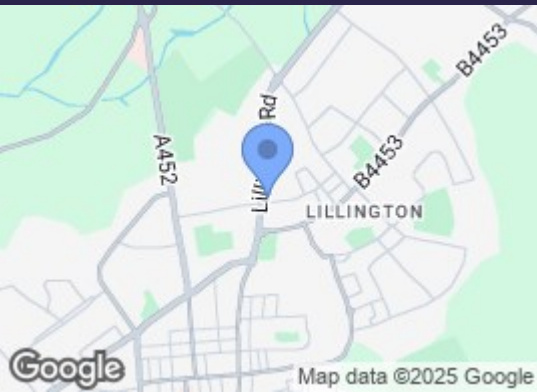
## Services

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 G - Warwick District Council



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	77
EU Directive 2002/91/EC		

## Contact us

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## Visit us

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