



95 Lillington Road

Leamington Spa **CV32 6LJ**

Guide Price £495,000

95 Lillington Road

Occupying a sought after position on this prime North Leamington Road, this generously proportioned three bedroomed detached bungalow is offered for sale with the benefit of no onward chain and enjoys a particularly wide frontage to Lillington Road with ample parking for several vehicles. The bungalow offers excellent future scope and potential for modernisation, redecoration and possible reconfiguration to a purchasers own style and specification, whilst already incorporating gas fired central heating together with UPVC double glazing. Externally, and in addition to the aforementioned parking, there is a detached garage along with a particularly wide rear garden.

LOCATION

Lillington Road lies to the north of central Leamington Spa, being within easy reach of nearby North Leamington School. The full range of amenities available within Leamington Spa town centre are also easily accessible including Leamington's array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. Additionally there is also good access available to local road and communication links including the A46 for the M40, Coventry, Kenilworth and Warwick. Regular commuter rail services also operate to London and Birmingham from Leamington Spa.

ON THE GROUND FLOOR

Covered porch entrance with UPVC double glazed entrance door opening into:-

THROUGH ENTRANCE HALLWAY

With two central heating radiators, access trap to the roof space, two built-in storage cupboards and doors to:-

LOUNGE

4.37m x 3.63m (14'4" x 11'11")

With recessed fireplace, two UPVC double glazed windows, UPVC double glazed sliding patio doors opening into the rear garden and central heating radiator.

DINING ROOM

3.61m x 3.33m (11'10" x 10'11")

With UPVC double glazed window and central heating radiator.

KITCHEN

3.43m x 2.67m (11'3" x 8'9")

With modern units in a cream gloss finish comprising single drainer stainless steel sink unit, roll edged wood grain effect worktops with tiled splashbacks, numerous base cupboards and drawers below and to include inset stainless steel four burner gas hob with filter hood over and fitted electric oven below, integrated fridge freezer and integrated dishwasher, various coordinating wall cabinets, dual aspect UPVC double glazed windows, central heating radiator, UPVC double glazed door giving external access to the side of the property and door to walk-in shelved pantry cupboard.

BEDROOM ONE (REAR)

3.61m x 3.45m + recess (11'10" x 11'4" + recess)

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

BEDROOM TWO (REAR)

4.72m x 3.02m (15'6" x 9'11")

With dual aspect UPVC double glazed windows and two central heating radiators.

BEDROOM THREE (FRONT)

3.58m x 2.41m (11'9" x 7'11")

With UPVC double glazed window and central heating radiator.

BATHROOM

With fully ceramic tiled walls, pedestal wash hand basin, panelled bath with electric shower unit over

Features

Substantial Detached Bungalow

Prime North Leamington Location

Excellent Future Potential

Two Reception Rooms

Kitchen

Three Bedrooms

Bathroom with Separate WC

Large Driveway

Garage

Rear Garden

and glazed shower screen, obscure UPVC double glazed window and central heating radiator.

SEPARATE WC

With low level WC, wall mounted wash hand basin, central heating radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

The property enjoys a wide frontage to Lillington Road itself with a tarmac driveway arching across the front of the property and opening onto a larger parking area at the far end. The driveway is fringed by grass areas and also affords direct access to:-

DETACHED BRICK BUILT GARAGE

With up and over door fronting.

REAR GARDEN

The rear garden is predominantly lawned with paved patio area and a combination of walled and fenced boundaries.

TENURE

Freehold

DIRECTIONS

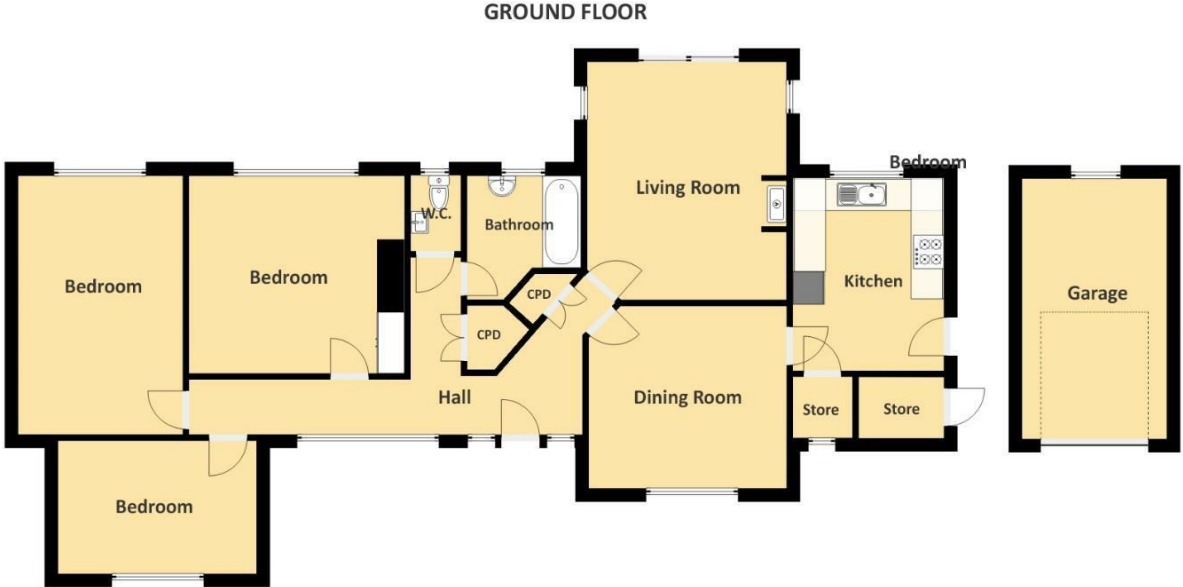
Postcode for sat-nav - CV32 6LJ.





Floorplan

Internal Living Area 1,031sq ft / 95.79m2
Plus Garage 136 square feet / 12.64 square metres



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General Information

Tenure
Freehold

Fixtures & Fittings

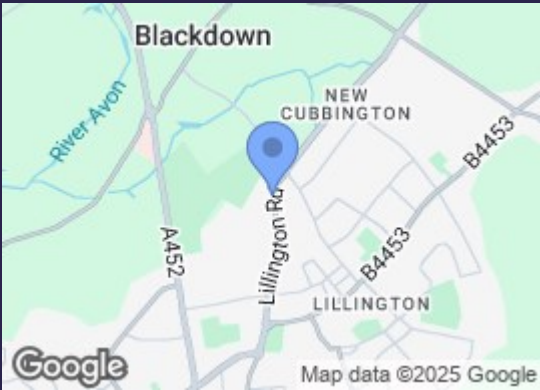
Services

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 F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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