



71 Parklands Avenue

Leamington Spa **CV32 7BE**

Guide Price £390,000

71 Parklands Avenue

This much improved semi-detached family home has undergone transformation by the present owner, providing three/four bed roomed accommodation which is fitted and equipped for modern living. Despite the convenience of its location in Lillington, the property backs onto fields and offers far-reaching views over fields and countryside. The flexibility of the gas centrally heated and double glazed accommodation is also a feature, with the original garage having been converted to form an extremely useful fourth bedroom or study to the ground floor. The ground floor additionally features a spacious open plan sitting room and dining room, together with a shower room providing additional ancillary bathroom accommodation to the fourth bedroom. Outside there is ample parking to the front, along with a modern re-designed rear garden that takes full advantage of the views beyond, with a stylish elevated patio area and artificial lawn for ease of maintenance. Overall this is an ideal family home within a popular and convenient location and within easy reach of local facilities.

LOCATION

Parklands Avenue lies off Cubbington Road around 1½ miles north-east of central Leamington Spa. This is a consistently popular and convenient location with local schools including Telford Primary and North Leamington. There are also a good range of local facilities within Lillington itself including local shops, notably local supermarkets on Cubbington Road. Additionally, there are excellent local road links available including those to neighbouring towns and centres and links to the Midland motorway network.

ENTRANCE HALL

Accessing the property via the entrance porch with large hallway space, stairs rising to the first floor and access to adjacent rooms.

STUDY / OFFICE

4.87m x 2.39m (15'11" x 7'10")
Extended study space with UPVC double glazed window to the front elevation.

LOUNGE

4.60m x 3.37m (15'1" x 11'0")
Having space for lounge furniture and direct access to the rear garden and access into the kitchen.

DINING ROOM

3.03m x 2.98m (9'11" x 9'9")
Open living dining space with bi-fold doors leading to the rear garden and access into the kitchen.

KITCHEN

5.16m x 2.20m (16'11" x 7'2")
With a range of base and eye level units, work top surfaces, space for washing machine and oven. Also having a double glazed window to the rear elevation.

GROUND FLOOR SHOWER ROOM

Having a walk in shower, low level WC and hand basin.

LANDING

Having loft access and doors to adjacent rooms.

MASTER BEDROOM

4.35m x 3.27m (14'3" x 10'8")
A double bedroom with a range of built in wardrobes, double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

3.83m x 3.03m (12'6" x 9'11")
A double bedroom with double glazed window to the rear aspect and space for bedroom furniture. This room benefits from beautiful field views.

BEDROOM THREE

3.28m x 2.31m (10'9" x 7'6")
Having a double glazed window to the front elevation and a built-in storage cupboard.

FAMILY BATHROOM

2.50m x 2.05m (8'2" x 6'8")
With low level WC, vanity sink unit and spa bath with shower over.

Features

Extended and Improved Family Home

Spacious Lounge/Dining Room

Kitchen and Ground Floor Shower Room

Three/Four Bedrooms

Modern Family Bathroom

Ample Parking to Front

Re-designed Rear Garden

Views Over Fields and Countryside to Rear

W/C

Low level WC and wall mounted hand basin.

OUTSIDE

FRONT

Having driveway parking for multiple cars.

REAR GARDEN

Easy to maintain landscaped rear garden with patio seating area and artificial lawn. The garden benefits from backing onto neighbouring fields and has gated rear access. There is an additional shed with electrical sockets.

EXTRA INFORMATION

The property is fully wired with Ethernet points and media connections throughout the ground floor, perfect for home entertainment or remote working. For electric vehicle owners, a 7kW car charger is already installed, making the home future-ready for eco-friendly living.

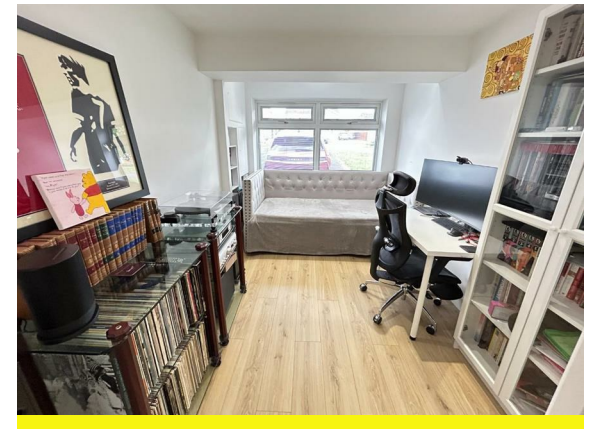
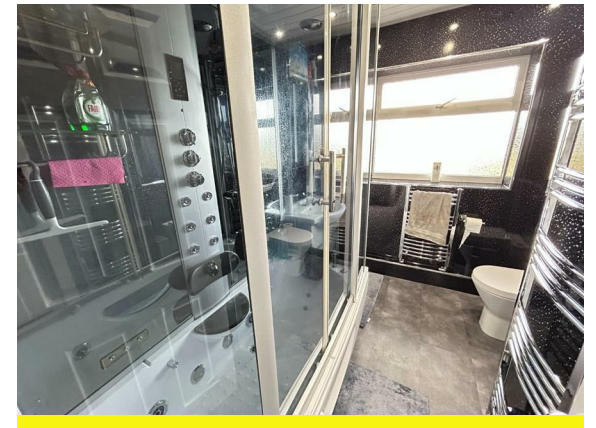
TENURE

Freehold

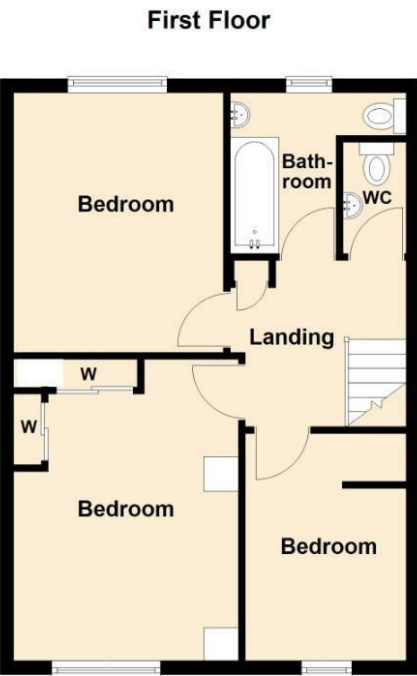
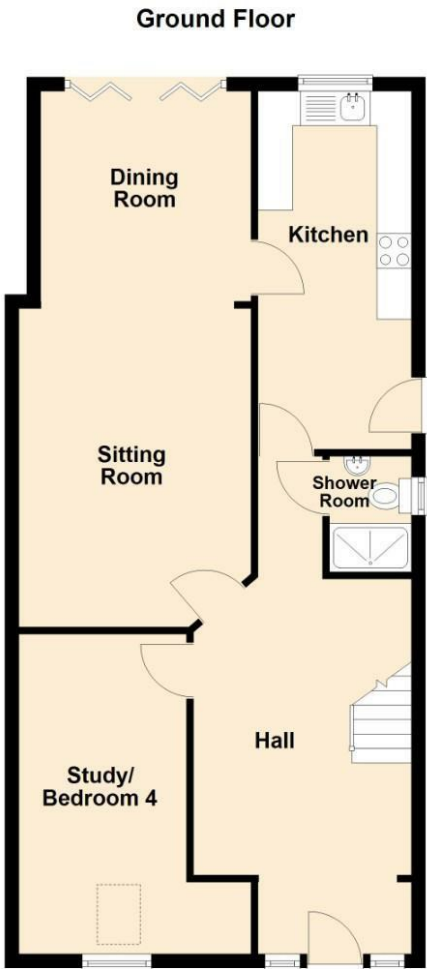
DIRECTIONS

Postcode for sat-nav - CV32 7BE.





Floorplan



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

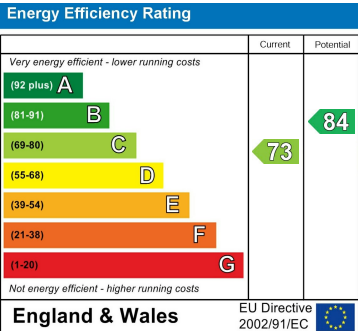
Services

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 D - Warwick District Council



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