

LILLINGTON ROAD, LEAMINGTON SPA CV32 5YS



A SUPERB DETACHED 1920S FAMILY HOUSE IN A PRIME NORTH LEAMINGTON LOCATION

- NORTH LEAMINGTON
 - DETACHED
 - DRIVEWAY
 - GARAGE
- AMPLE GARDEN
- FOUR BEDROOMS
 - DINING ROOM
- SITTING ROOM AND SUMMER ROOM
- KITCHEN AND UTILITY
 - CLOAKROOM

4 BEDROOMS

£900,000

A superb four bedroom double bay fronted detached family home, located in a prime location, just a small walk from Leamington town centre. Properties are infrequent to the market within this location, and you will be hard pushed to find properties this close to the town centre with such ample living accommodation, accompanied by such a generous sized garden and kerb appeal. The house has recently benefited from a new roof, and the large garden patio at rear has recently been re-laid.

The property is approached by an in and out driveway, providing off road parking. There is the benefit of a garage, which has electricity connected, a light point and decent shelving. The ground floor has a spacious Entrance Hallway, dining room, both with original oak parquet flooring, sitting room, summer room, breakfast kitchen area, cloakroom, WC and utility area.

The first floor has four bedrooms and a bathroom with a separate bath and shower. The garden area is beautiful and of ample size. There are ample sub sections, with space for seating areas, vegetable patches, greenhouses and sheds. The property benefits from a large space adjacent to the kitchen area with outbuildings and an outside WC area, this space also allowing through access from the driveway to the garden area.

This property also has plenty of scope for future extensions STP.

If you are looking for a well established, spacious family home close to the town centre of Leamington Spa, please give a member of our sales team a call to discuss further.

Approach

Spacious in and out driveway, set back nicely from the Lillington Road, with mature trees and shrubbery providing privacy.

Porch 7'6" x 3'2" (2.29 x 0.98)

Having windows to the front and side and leading to the inner porch.

Inner Porch 6'11" x 3'8" (2.13 x 1.12)

With a light point to ceiling.

Entrance Hallway 22'1" x 7'10" (6.75 x 2.41)

Spacious entrance hallway, allowing access to the dining room, sitting room, kitchen, cloakroom and first floor stairs. With a light point to ceiling and radiator.

Sitting Room 20'0" x 12'11" (6.10 x 3.96)

Having a large double glazed bay window to the front elevation, open fireplace, radiator, light point to ceiling and access through to the summer room.

Summer Room 14'0" x 10'0" (4.28 x 3.07)

With double glazed windows and French doors to the rear elevation overlooking the lovely garden area. Benefiting from two radiators, light point to ceiling and a skyline window.

Dining Room 17'8" x 12'11" (5.40 x 3.96)

With a large double glazed bay window to the front elevation, two radiators, gas fireplace, light point to ceiling and space for a large dining room table, chairs and sideboard. There is also a useful built in storage compartment with serving access to the kitchen.

Cloakroom 4'7" x 3'1" (1.40 x 0.95)

Located under the stairs and access to the WC, plenty of space for coats and shoe storage.

WC 6'3" x 4'1" (1.91 x 1.26)

With a light point to ceiling, sink, WC, radiator and VELUX window.

Kitchen 13'7" x 12'11" (4.15 x 3.95)

With a double glazed window to the rear aspect, access to the utility area and pantry area, space for a dining table and chairs.

Pantry Area 6'10" x 4'9" (2.10 x 1.47)

A good sized pantry area.

Utility 8'5" x 8'3" (2.57 x 2.53)

A good sized utility area with a double glazed window to the rear aspect, light point, space for white goods and door leading to the out building area.

First Floor

A large ornate original window to the rear aspect on stairwell, allowing for access to the four bedrooms, bathroom and WC. With a light point to ceiling and radiator, loft access with a hatch and pull down ladder. The loft is boarded and the landing has a good sized airing cupboard with shelving.

Bedroom One 18'4" x 12'11" (5.60 x 3.95)

Double bedroom with a double glazed bay window to the front elevation, light point to ceiling and a radiator.

Bedroom Two 18'4" x 12'11" (5.60 x 3.95)

A further double bedroom with a double glazed bay window to the front elevation, light point to ceiling and a radiator.

Bedroom Three 11'10" x 9'11" (3.62 x 3.04)

With a double glazed window to the rear elevation, light point to ceiling, radiator and built in wardrobe.

Bedroom Four 14'5" x 7'10" (4.40 x 2.40)

With a double glazed window to the front elevation, light point to ceiling, radiator and built in wardrobe space.

Bathroom 9'5" x 6'2" (2.88 x 1.90)

Benefiting from a separate bath and walk in shower, double glazed window to the rear elevation, heated towel rail, light point to ceiling, sink and radiator.

Separate WC 6'3" x 2'11" (1.91 x 0.90)

Adjacent to the bathroom, with a double glazed window to the rear, light point and WC.

Garden

This impressive house also boasts a beautiful garden that must be viewed to be truly appreciated. With an initial patio area with plenty of space for seating, the main body of the garden is laid to lawn and stretches further than the eye can see. With space for greenhouses, sheds and vegetable patches, this could be ideal if you are a keen gardener.

There are outbuildings for space for garden utensils and an outside lavatory.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is G.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



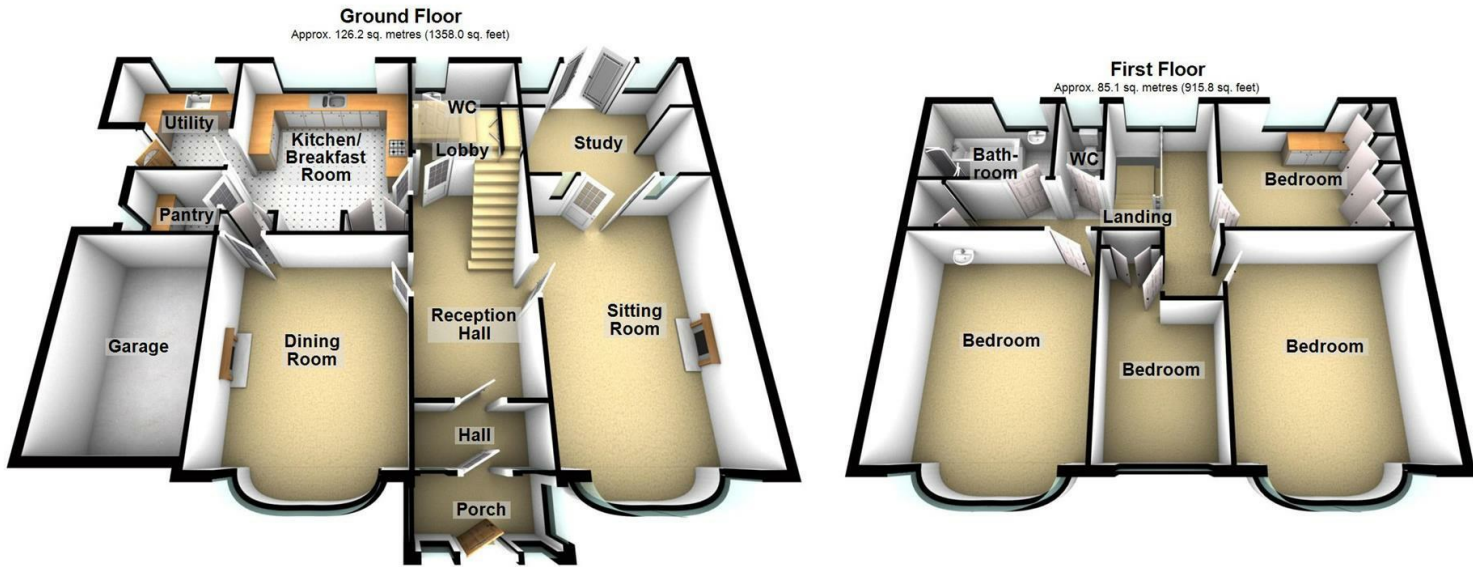












Total area: approx. 211.2 sq. metres (2273.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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