

ehB
RESIDENTIAL

Your Property - Our Business



41, Lillington Road, Leamington Spa

Offers Over
£699,000



An outstanding opportunity to acquire an individually styled detached family residence which has been updated and improved to a contemporary style with a high level of appointment providing four bedroom accommodation including double garage and impressively fitted kitchen and bathroom in this popular and convenient north Leamington Spa location.

[41 Lillington Road](#)

Is a unique individually styled 1970's built detached family residence which has been updated and

improved to a contemporary style providing good sized four bedroom accommodation which has the benefit of gas fired central heating, upvc framed sealed unit double glazing and features an impressively fitted kitchen with appliances, Travertine tiled bathroom, landscaped gardens and includes a double garage. The agents consider internal inspection of this truly unique property to be essential for the level of appointment, situation and convenience to the town to be fully appreciated.

In further detail the accommodation comprises:-

[Hall](#)

With columned porch, timber and glazed panel entrance door with coloured leaded light and side panel which leads to the...

[Reception Hall](#)

With oak flooring, contemporary style radiator, oak staircase off with inset LED lighting, complimentary stainless steel balustrade and under stair cupboard.

[Cloakroom/WC](#)

With contemporary style suite comprising low flush WC, wash hand basin with mixer tap, being half tiled





and with tiled floor, spotlights and chrome heated towel rail.

Lounge

22'0" x 12'10" max 11'0" min (6.71m x 3.91m max 3.35m min)

With oak flooring, two contemporary style wall mounted radiators, wall mounted contemporary style gas fire and connection, wall light points.

Dining Room/Conservatory

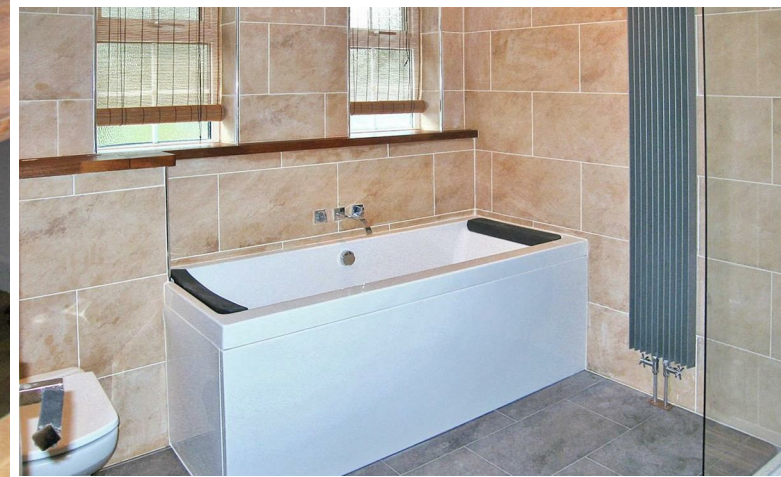
19'9" x 8'0" (6.02m x 2.44m)

Being upvc framed sealed unit double glazed with French doors to the rear garden, contemporary style radiator and opening to the kitchen.

Living Kitchen

17'4" x 11'10" (5.28m x 3.61m)

With extensive range of gloss black fronted base cupboard and drawer units with stainless steel door furniture, matching peninsular unit and high level cupboards, laminated timber work surfaces and

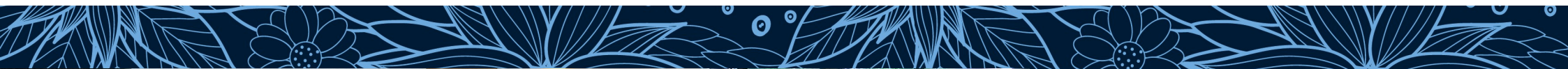


breakfast bar, CDA stainless steel five ring hob with contemporary style extractor hood over and built in stainless steel oven, inset round bowl stainless steel sink unit and drainer with mixer tap, oak flooring, built in dishwasher and contemporary style radiator.

Utility Room

8'0" x 5'7" (2.44m x 1.70m)

With oak flooring, contemporary style radiator, boiler cupboard containing new gas fired central heating boiler, laminate work surface, plumbing for automatic washing machine under, access to the rear garden.





Stairs and Landing

With contemporary style chrome style balustrade, access to roof space, inset LED lighting.

Bedroom One

12'2" x 7'4" (3.71m x 2.24m)

With contemporary style radiator, French door to good sized balcony.

Bedroom Two

With contemporary style radiator, oak flooring and dimmer switch.

Bedroom Three

9'6" x 6'6" (2.90m x 1.98m)

With contemporary style radiator and oak flooring.

Bathroom/WC

10'4" x 8'9" (3.15m x 2.67m)

With Travertine tiling to floors and wall, contemporary style white suite comprising panel bath with mixer tap, low flush WC with concealed cistern, vanity unit with wash bowl and mixer tap, walk in shower cubicle with integrated shower unit, spotlights, contemporary style radiator and chrome heated towel rail.



Bedroom Four

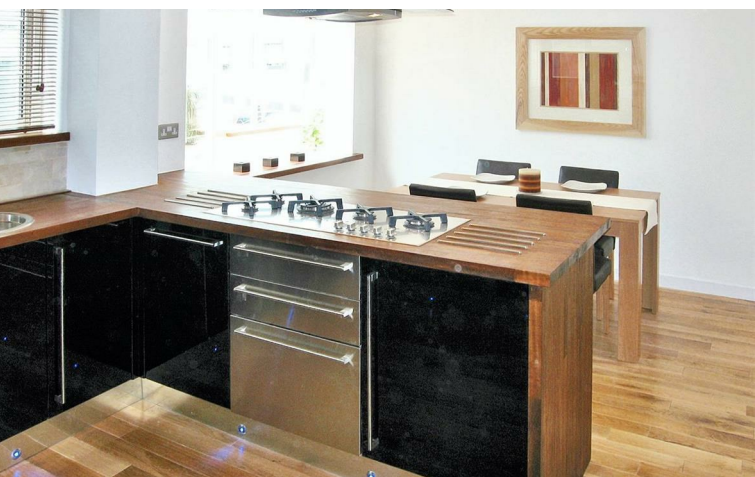
11'6" x 7'9" (3.51m x 2.36m)

With oak flooring, wall light points and contemporary style radiator.

Outside

To the rear of the property is a block paved area with inset water feature and flanked by flower borders and close boarded fencing with pedestrian side access leading to the landscaped front garden which is well screened with established trees and foliage and with shaped lawn, inset flowerbeds and external





lights.

There is a tarmac standing area with gates which lead to the adjoining garage.

Garage

19'0" x 14'6" (5.79m x 4.42m)

With up and over door, electric light and power point.

NOTE

As the property is currently tenanted historic photos have been used.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects.

Interested parties are invited to make their own enquiries.

Council Tax

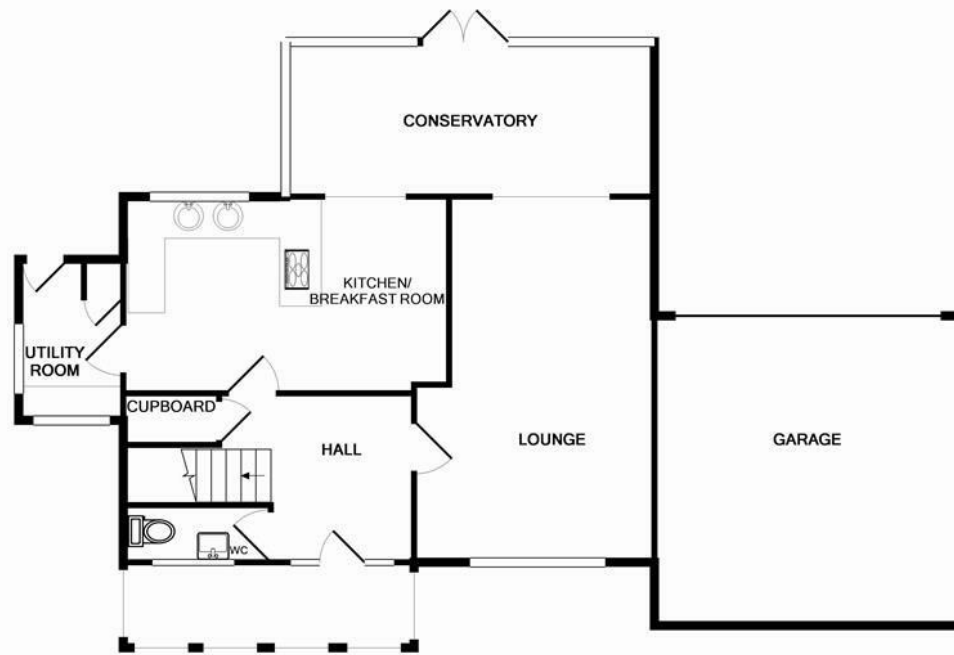
Council Tax Band G.

Location

41 Lillington Road
Leamington Spa
CV32 5YX



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2007



1ST FLOOR

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL