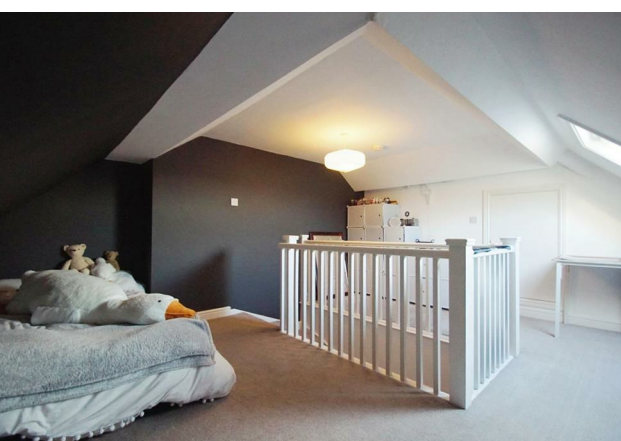




HIGHLAND ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS





A stylish and beautifully presented, extended 1930's semi-detached family home, situated in a desirable location and within popular school catchment areas. The property is entered via an entrance porch, which leads to the inner entrance hall. From here there is access to the living room, to the second reception room, to the downstairs WC and to the much coveted, open plan kitchen, dining & family room. This has been attractively refitted and allows access to and a view of the rear garden, via French doors. Further to this there is a utility room which connects the kitchen to the second reception room and out to the side access. The first floor houses a master bedroom with a walk-in wardrobe, two further bedrooms and a four-piece family bathroom. The top floor houses a further double bedroom. Outside there is a block paved driveway, while a side access leads to the enclosed rear garden.

For an instant online virtual viewing please click this link:
<https://my.matterport.com/show/?m=6qpWrq8aR6H>
my.matterport.com/show/?m=6qpWrq8aR6H

Entrance Porch

Entered from the front of the property, via a double-glazed panel door, whilst there is a double-glazed window to the side aspect. There is a ceiling light point and space to position storage or hanging for cloaks.

Entrance Hall

Entered from the entrance porch, via an oak panel door with an inset partially obscured double-glazed panel, whilst a double-glazed window on the landing provides natural light into this space. Internal oak panel doors radiate to the open plan kitchen, living & dining room, to the family room, the second reception room and to the downstairs WC, whilst a dog leg staircase rises to the first floor. There is painted exposed brick effect wall, adjoining the stairs, there are two ceiling light points, an attractive column radiator and a high-level cupboard, concealing the electric meter & fuse board.

Living Room

There is a double-glazed bay window to the front aspect and double doors, with inset glazed panels, leading to the open plan kitchen, dining & family room. The focal point of the room is a fire-place, with an oak beam over mantle and a wood burning stove. There are recessed spotlights to the ceiling and a panel radiator.

Second Reception Room

There is a double-glazed window to the front aspect, a Velux window within the vaulted ceiling and an oak panel door linking to the laundry room. A further door leads to an integrated storage cupboard, there is a directional ceiling light point and a panel radiator.

Open Plan Kitchen, Dining & Family Room

A generously proportioned and extended space, with double-glazed French doors allowing access to and a view of the rear garden and a window allowing a view of the rear garden from the kitchen sink.

The kitchen has been beautifully fitted with a range of base and eye level cabinets, finished in a contemporary shaker style, which continue into a peninsular and breakfast bar, with feature pendant lighting above. There is a contrasting marble effect worktop, with an inset 5 ring induction hob and a one & half bowl sink and drainer, with a chrome mixer tap over. There is a wall mounted ex-tractor hood, a fitted double oven and grill, both being finished in stainless steel, whilst there is space for an American styled fridge-freezer and under-counter space for a dishwasher. A corner cupboard conceals a wall mounted boiler for the gas central heating/hot water, there are recessed spotlights to the ceiling, contrasting tiled splash backs, a chrome heated towel rail, while a door leads to the laundry.

The dining & family area contains recessed spotlights to the ceiling and a panel radiator.

Laundry

There is a double-glazed door to the side aspect, a door to an under-stairs storage cupboard and a Velux window, within the vaulted ceiling. The laundry has been fitted to compliment the kitchen, it allows space for a washing machine/dryer, whilst there is a circular sink with a chrome mixer tap over. There are recessed spotlights to the ceiling and a chrome heated towel rail.

Downstairs WC

With a partially obscured double-glazed window to the front aspect and being fitted with a two-piece white suite. This comprises of a push-button operated low-level flush WC and a hand wash basin, mounted on a white hi-gloss vanity unit. There is a ceiling light point, a ceiling mounted ex-tractor, a tiled splash-back and a panel radiator.

First Floor Landing

With a partially obscured double-glazed window to the side aspect, while internal oak panel doors radiate to the master bedroom, the family bathroom, to two further bedrooms on this



floor and to a further double bedroom on the top floor. There is a pendant ceiling light point and an attractive wooden balustrade to the stairs.

Master Bedroom

Being a generously proportioned double room. There is a double-glazed bay window to the rear aspect, allowing a view of the rear garden and a door leading to a walk-in wardrobe. There is a ceiling light point and a panel radiator.

Bedroom Two

Being a generously proportioned double room. There is a double-glazed bay window to the front aspect, recessed spotlights to the ceiling and a panel radiator.

Bedroom Four

There is a double-glazed window to the side aspect, an integrated storage cupboard, with adjoining wall mounted shelving, a ceiling light point and a panel radiator.

Family Bathroom

A dual aspect space, with a partially obscured double-glazed windows on the side and rear aspects, whilst being fitted with a four-piece white suite. This comprises of a push-button operated low-level flush WC, a hand wash basin, mounted on a white hi-gloss vanity unit, a double ended bath and a corner shower, with a curved glazed screen and contemporary tiling. There are two ceiling light points, a ceiling mounted extractor, a mirror fronted medicine cabinet, tiled splashbacks and two heated towel rails.

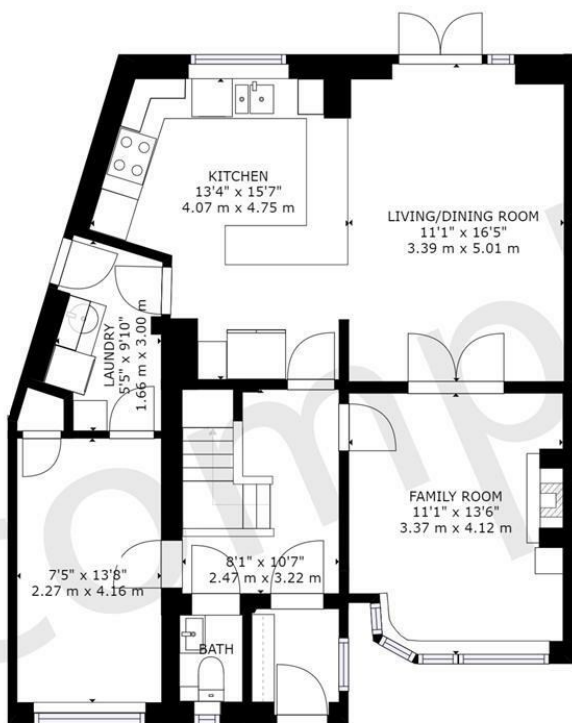
Top Floor Bedroom Three

Being a generously proportioned double room. On entering, stairs rise to the top floor. Within the vaulted ceiling there is a Velux window to the side aspect, whilst there is eaves storage to front and side. There is a pendant ceiling light point and a panel radiator.

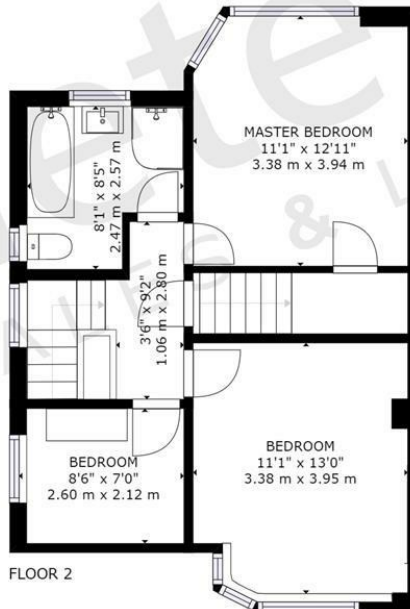
Outside Front

The fore garden is attractively laid to block paving, which allows ample off-street parking,





FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 846 sq ft, 79 m², FLOOR 2: 530 sq ft, 49 m²
 FLOOR 3: 156 sq ft, 15 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 66 sq ft, 6 m²
 TOTAL: 1532 sq ft, 142 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete ●●●
 SALES & LETTINGS



whilst an attractive herbaceous boarder gently curves around the bay window. There is outside lighting on the front of the property, while a timber gate opens into the side access to the rear garden.

Rear Garden

The rear garden is enclosed and mainly laid to lawn, surrounded by herbaceous boarders. Adjacent to the rear of the house there is an area of patio, accessed from the French doors from the open plan kitchen, living & dining room, which also links to the side access, where there is also space for the storage of recycling. At the foot of the garden, there is a seating area positioned to attract evening sunshine.

Your Spaces in
virtual reality

matterport

complete ●●●
SALES & LETTINGS

Granite Countertops
Durable and easy to clean. The beautiful kitchen countertop and island provide an ideal dry and

Call 01926 887723 to book your free valuation

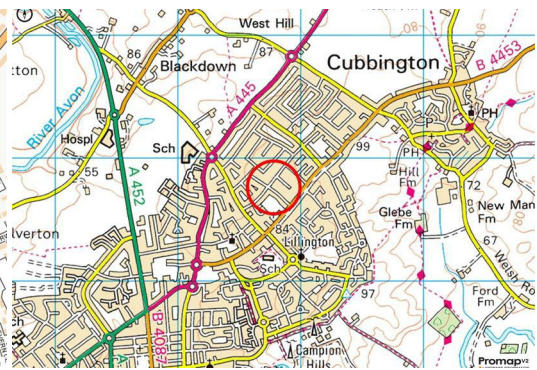
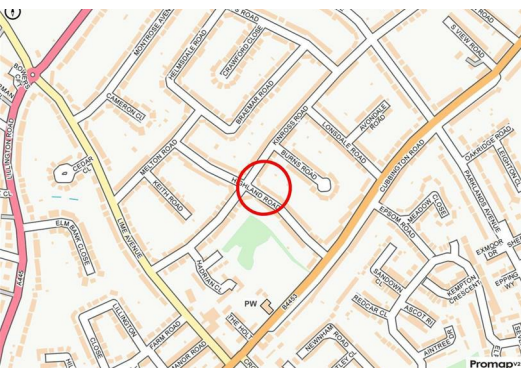
Blow prospective buyers away with 3D showcase - an immersing online 3D tour experience that gives buyers a true sense of the feeling of your property before they see it at your open house in person.

Attract more qualified buyers!



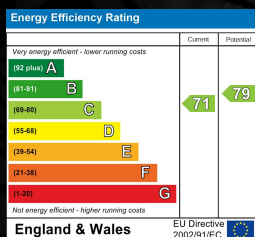
- Extended Semi-Detached Family Home
- Living Room & Second Reception Room
- Wood Burning Stove
- 4 Bedrooms
- Block Paved Driveway

- Stylish Presentation
- Open Plan Kitchen, Dining & Family Room
- Laundry & Downstairs WC
- 4 Piece Family Bathroom
- Enclosed Rear Garden



HIGHLAND ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS