



TAYLOR AVENUE, LILLINGTON

complete ●●●  
SALES & LETTINGS





LIVE LAUGH LOVE





A well-presented 1930s extended semi-detached family home in Lillington. The property benefits from a tasteful kitchen extension with views over the rear garden plus a conservatory. The property comprises an entrance hall, open plan lounge and dining room, an L-shaped extended kitchen, three bedrooms and a large family bathroom. Additional benefits include UPVC double glazing, a garden shed, gas central heating and off-road parking for two vehicles



Viewing is highly recommended.

#### Entrance Hall

Having panel sunburst composite traditional door, tiled flooring, under stairs storage cupboards, central heating radiator and doors leading to lounge, dining room and breakfast kitchen.

#### Family Lounge

With large double glazed front window, gas fire place and surround, central heating radiator, laminate flooring and ceiling light point.



#### Dining Room

Spacious family dining room extension with laminate flooring, central heating radiator, fitted wall lights and ceiling light point.

#### Kitchen

L-shaped breakfast kitchen with a range of high and low level high gloss units, stainless steel sink and drainer, gas hob and electric double fan oven with extractor fan, tiled splash back, space for washing machine, dishwasher and fridge freezer, fully tiled floor and double glazed window overlooking the rear garden.

#### Conservatory

Double glazed conservatory built in 2017 with doors to rear garden.

#### Master Bedroom

Large double master bedroom, fully carpeted with double glazed window to the front aspect and ceiling light point.



#### Second Bedroom

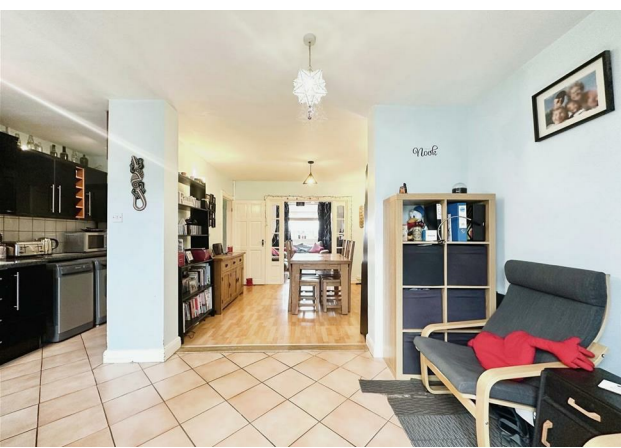
Second bedroom which again is a very large double with double glazed window to the rear elevation central heating radiator and ceiling light point.

#### Third Bedroom

Single third bedroom currently utilized as a work from home office with central heating radiator, double glazed window to the front elevation and ceiling light point

#### Family Bathroom

Incorporating family bath, separate shower enclosure, WC, hand wash basin, storage cupboards, central heating radiator and double glazed window to the rear elevation.



#### Rear Garden

Enclosed, secure rear garden mostly laid to lawn with garden shed and decking area to the rear.

#### Parking

Directly to the front of the property is parking on the driveway for two vehicles.

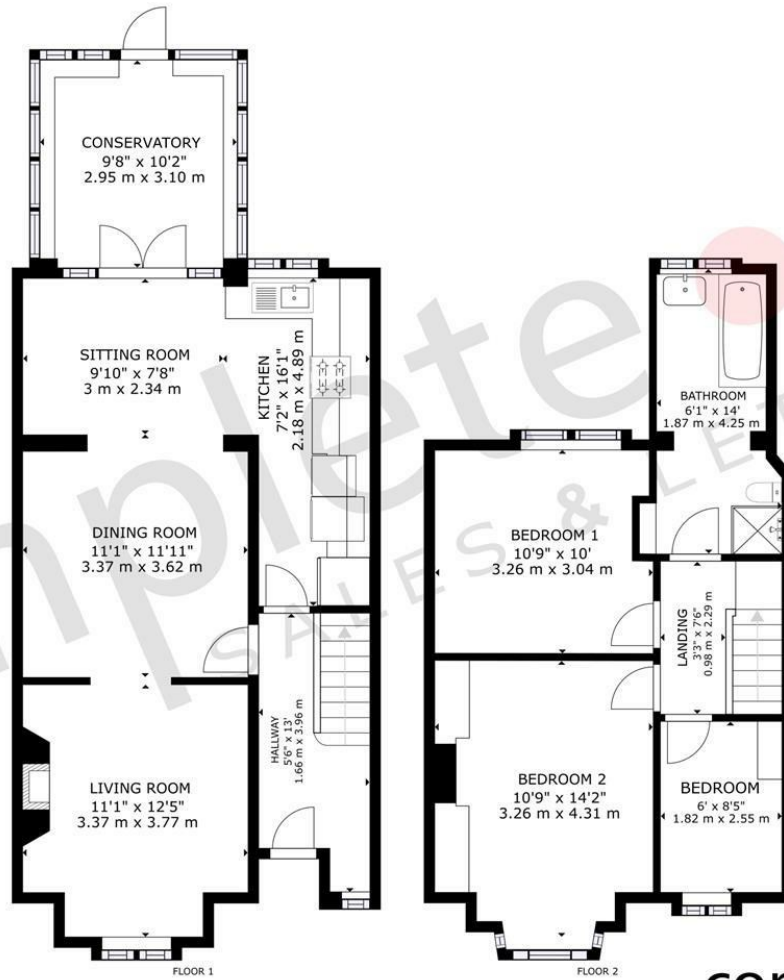




LOCATION- Situated to the North of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With various local amenities, doctors, dentists, parks and good local school and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. Its stunning architecture, tree-lined avenues, squares, parks and gardens make it a trendy place to live.







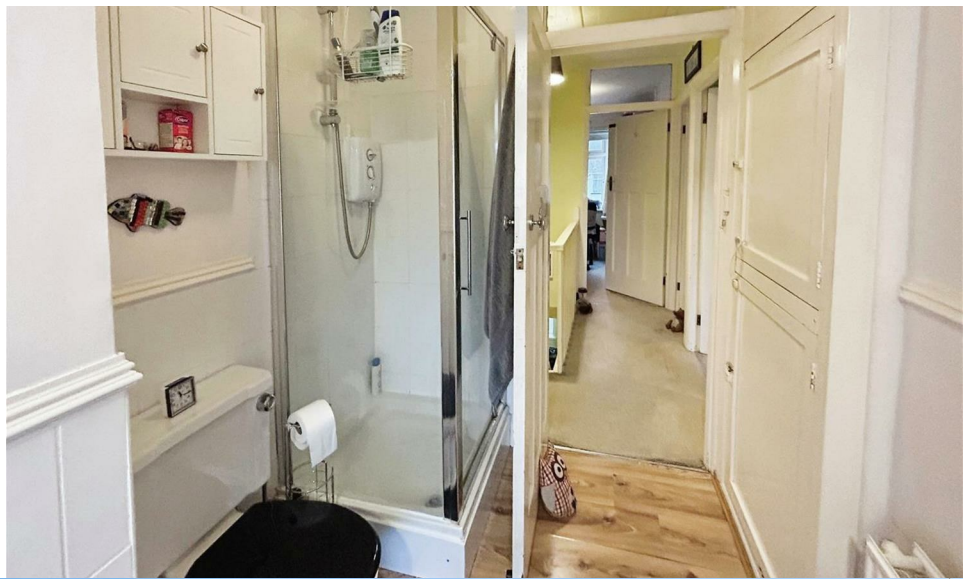
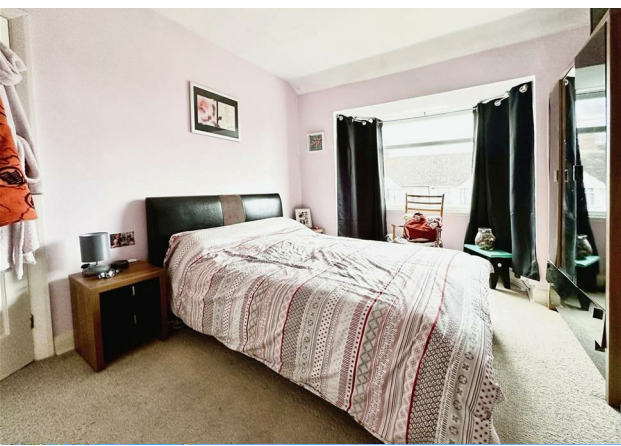
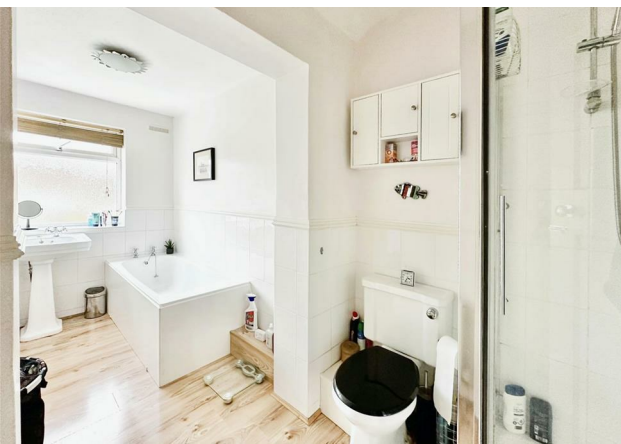
GROSS INTERNAL AREA

FLOOR 1: 625 sq ft, 58.03 m<sup>2</sup>, FLOOR 2: 436 sq ft, 40.48 m<sup>2</sup>

TOTAL: 1061 sq ft, 98.51 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

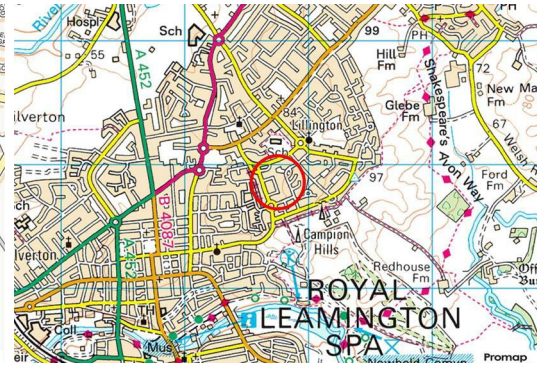
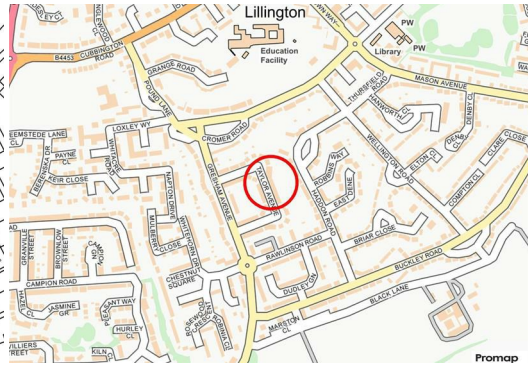
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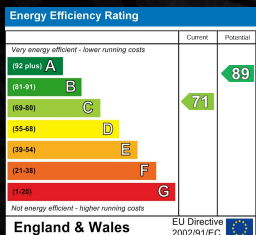


- Extended Terrace Home
- Open Plan Kitchen/Dining/Living Room
- Conservatory
- Family Bathroom
- Off Road Parking
- 1930's Character Property
- Entrance Hall
- Three Bedrooms
- Secure Rear Garden
- North Leamington



## TAYLOR AVENUE, LEAMINGTON SPA

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



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 sales@complete247.co.uk  
 www.complete247.co.uk

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