



ST. ANDREWS ROAD, LILLINGTON

complete ●●●  
SALES & LETTINGS



"An extremely versatile semi-detached with five bedrooms, three bathrooms and is set over three floors and measuring over 1700 sqft, with extensions to the side for potential annex living and a state-of-the-art loft conversion with luxury en-suite with air-con to the principle bedroom"



This huge unique & extended five-bedroom semi-detached home was built in 1955 in Lillington on this tree-lined road, being in proximity to Telford school, with potential for Annex living. Comprises a hallway, bay fronted, lounge, large dining kitchen, three bedrooms and a bathroom on the first floor. On the second floor into the dormer extension is a large main bedroom with a luxury en-suite. There is a side extension, which adds the potential for an annex, which has a guest WC, utility, playroom/study and a fifth guest bedroom with en-suite shower. There is a large rear garden with several entertaining areas and a gravelled drive to the front for parking 2-3 cars. Very popular North-East Leamington.

It's in the detail...

#### Entrance Hall

An attractive painted oak entrance door with stained glass window leads into the hallway, which has timber effect vinyl flooring, a radiator, a carpeted staircase, with painted balustrade and oak handrail. Storage under the stairs. A uPVC double glazed window to the front. Oak doors to the potential annex, living room and dining kitchen.

#### Living Room

A bay-fronted living room that has been nicely plastered. There is a radiator, a uPVC double glazed bay window, a plastered square open fireplace with quartz hearth, alcove lighting and coving.

#### Kitchen Diner

A great-sized space with rustic oak flooring, white gloss kitchen with quartz worktops, with brushed chrome handles, sunken Frankie stainless steel sink with engraved drainer and mixer tap. Fitted integral dishwasher, space and plumbing for a gas range-style cooker with Smeg extractor over. There is an area with space for a large dining table. There are uPVC double glazed French doors to the garden and uPVC double glazed window above the sink.

#### First Floor

A good-sized landing with grey carpet, a uPVC double glazed window and a staircase leading to the second floor with timber handrail and painted spindles. There are oak doors to 3 bedrooms and the family bathroom. Airing cupboard in the modern gas combi boiler.

#### Bedroom Two

A spacious double bedroom with built-in fitted sliding wardrobes, including two mirror doors, radiator, bedside wall lighting and a uPVC double glazed window with great views of the garden. There is coving and ceiling light point.

#### Bedroom Three

A spacious double bedroom with built-in fitted sliding wardrobes, including two mirror doors, a radiator and a uPVC double glazed bay window to the front. There is coving and ceiling light point.

#### Bedroom Four

Single bedroom with a uPVC double glazed window to the front aspect. There's a radiator and coving.

#### Bathroom

A majority tiled bathroom with a Jacuzzi bath with chrome mixer tap, glass shower screen and mains thermostatic shower. A deep hand basin with mixer tap and vanity storage, toilet, radiator and a uPVC double glazed window.

#### Second Floor Landing

Mini landing with Velux window and oak door to the main bedroom.

#### Bedroom One

A huge master suite into a dormer extension, with bedside lighting, LED down-lighting, air-conditioning unit, tall white double radiator, uPVC double glazed Juliet doors with glass balcony, enjoying the garden view. Oak door to the en-suite.

#### En-Suite

This luxury en-suite has an oversized walk-in shower enclosure with static glass screen, rainfall shower-head with mains handheld attachment, tiled boxing, down-lighting, large LED round mirror, handbasin with vanity storage & chrome mixer tap, 'floating' concealed waste toilet, chrome towel radiator, a uPVC double glazed window. The room is fully tiled with some with one featured herringbone grey tiled walls and electric underfloor heating.



#### Potential Annex

Its oak door entrance with stained glass window leads into the hallway with an interconnecting door to the main house hallway. Timber doors to the WC, double doors for storage which also houses the annex gas boiler. Timber glazed door then leads into the utility

#### Utility

With a worktop with sink and mixer tap, storage cupboards and plumbing for a washing machine and space for a dryer. There are two timber Velux windows and downlighting. The space opens into a study area/playroom with uPVC double glazed French doors to the patio. There is a timber door through to the guest bedroom.

#### Bedroom Five

A large carpeted bedroom with uPVC double glazed window to the rear & side elevations. There is a radiator and a door through to the en-suite.

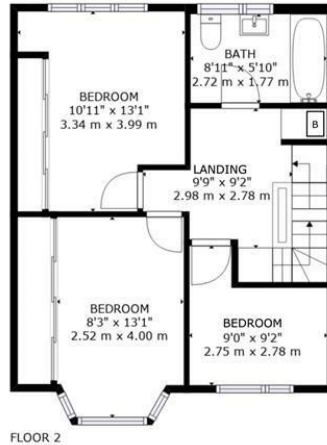
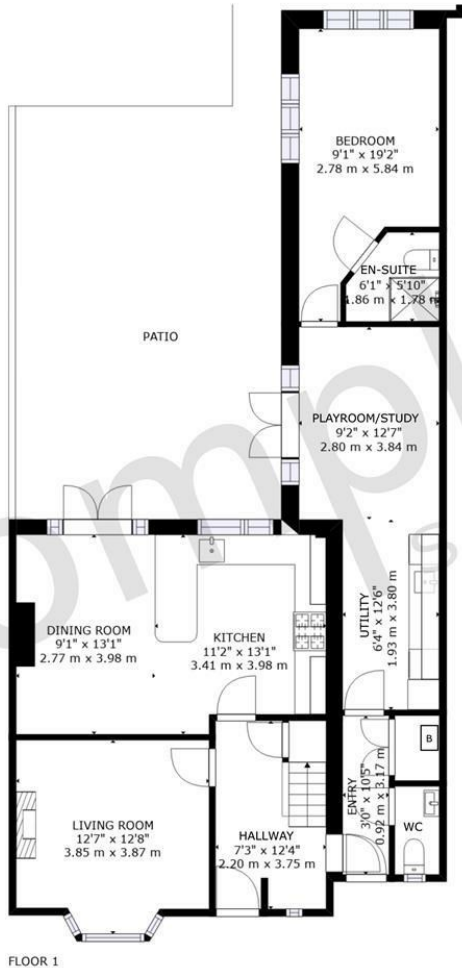
#### En-Suite

Glass cubicle shower enclosure with main thermostatic shower, Velux window, hand basin chrome towel radiator, toilet, extractor, down-lights and two modern grey tiled walls.

#### Rear Garden

A huge rear garden with a large area of patio, modern grey tiling, huge lawn with sleeper curved retained area perfect for a hot tub. The garden is flanked by a bedding area to the left-hand side and also a professionally built children's area with rubber chippings perfect for trampolines and swings. There is an entertaining area to the rear which is composite raised grey timber effect decking, with a backdrop wall which is rendered with lighting. There is a large shed and the garden is retained with timber feather-edge fencing with cement gravel boards and posts.





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**TOTAL: 1747 sq. ft, 163 m2**  
**FLOOR 1: 974 sq. ft, 91 m2, FLOOR 2: 506 sq. ft, 47 m2, FLOOR 3: 267 sq. ft, 25 m2**  
**EXCLUDED AREAS: PATIO: 661 sq. ft, 61 m2, CRAWL SPACE: 82 sq. ft, 8 m2**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



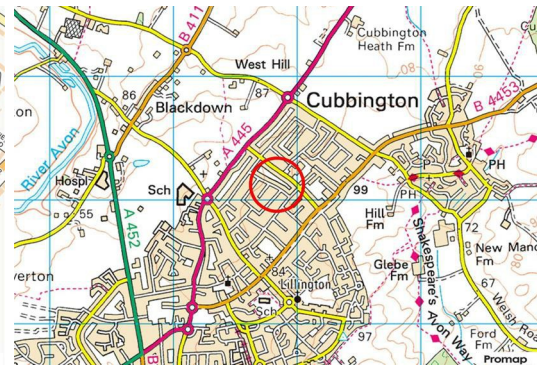
**Location**

This property is well positioned just on this tree-lined street in Lillington, close to Telford School & North Leamington School in a popular north/east Leamington Spa location. Being close to the town centre of Leamington Spa which has a range of further state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafes and boutique shops on offer. Also, the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.



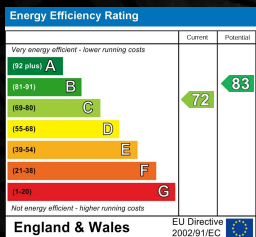


- An Extended Semi
- Three Bathrooms & WC
- Bay Front Living Room
- Utility & Playroom/Study
- North East Leamington
- Five Bedrooms
- Potential Annex Living
- Quartz Kitchen Diner
- Large Family Garden
- Off Road Parking



## ST. ANDREWS ROAD, LEAMINGTON SPA

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



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