



CRAWFORD CLOSE, LILLINGTON

complete ●●●
SALES & LETTINGS





A well maintained, improved and extended bungalow. Providing well-appointed two-bedroom accommodation, featuring excellent open plan living/dining and good sized garden in this highly regarded cul-de-sac location.

Crawford Close - Located just off St Andrews Road is a popular and established cul-de-sac of bungalows of varying sizes, being conveniently situated within easy reach of a range of local facilities and amenities within Lillington and Cublington including shops, schools and recreational facilities. Lillington itself is within easy reach of Leamington Spa town centre and this particular location has proved to be consistently popular.



To view the Dollshouse virtual tour please use the following link:-
<https://my.matterport.com/show/?m=mPoqCBEYKdP>
my.matterport.com/show/?m=mPoqCBEYKdP

Entrance Hallway

Spacious and bright Entrance Hall with brand new light grey oak effect flooring, large central heating radiator, storage cupboard and doors leading to all other rooms.

Primary Bedroom

The master bedroom situated at the front of the property has large double glazed bay window to the front aspect, central heating radiator, ceiling lights and door to the en-suite.



En-Suite

Partly tiled with low level flush WC, white ceramic wash basin with mixer tap, walk in shower with glass screen, obscured double glazed window and central heating radiator

Bedroom Two

With grey oak effect flooring, central heating radiator and velux window to the ceiling.

Family Bathroom

With low level flush WC, white ceramic wash basin with mixer tap, walk-in shower enclosure and double glazed obscured window to the side elevation.



Breakfast Kitchen

Newly fitted breakfast kitchen with a range of high and low level storage cupboards, induction hob, electric oven, stainless steel sink and drainer with mixer tap, breakfast bar, integrated fridge/freezer, space for the washing machine and double glazed window to the side elevation.

Living Room

Stunning open plan lounge space with doors and windows overlooking the rear garden, two central heating radiators and alcove perfect for WFH or entertainment centre.

Rear Garden

Fabulous, mature rear garden laid to lawn, with perimeter fencing, side bedding areas, Cotswold stone and side access with gate.

Front & Parking

Cotswold stone driveway with parking for three vehicles.



Location

Located in a very private and secluded cul-de-sac just to the North/East of where The Sunday Times ranked as one of the "Best Places to Live in the UK" and its no surprise as there are so many elegant Regency, Georgian and Edwardian buildings complemented by beautiful parks and gardens. Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over



forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington station just over 2 miles away and Warwick Parkway with trains running to both Birmingham and London Marylebone.





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GROSS INTERNAL AREA
EXCLUDED AREAS: DECK: 32 sq.ft, 3 m²
TOTAL: 807 sq.ft, 75 m²

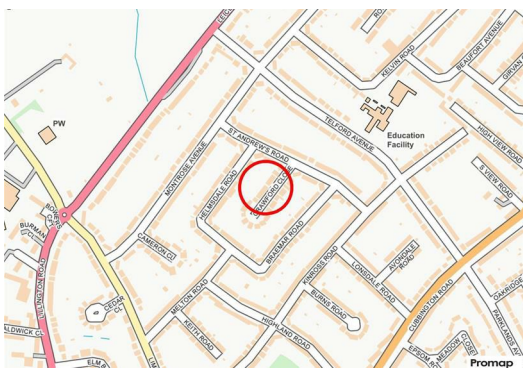
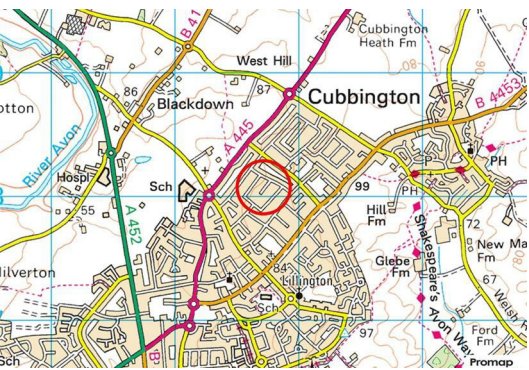
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



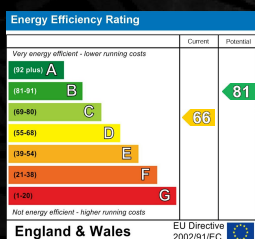


- North Leamington Location
- New Kitchen
- Two Bedrooms
- Parking For Three Vehicles
- Generous mature Garden
- Fully Refurbished
- New Bathrooms
- Bungalow
- Spacious Lounge
- No Chain



CRAWFORD CLOSE, LEAMINGTON SPA

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



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