



THE MALTINGS, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS



"Having the corner plot gives us a beautiful garden, which we really enjoy looking after, and with the lovely sunsets and twilight evenings we have been having- the backdrop day or night makes it feel just like our happy place"



This is a stunning example of how homes can be modernised, with the current owners upgrading this three-story townhouse to a high specification, set in the beautiful grounds of The Maltings development, in prestigious North Leamington, constructed by AC Lloyd in the 1980's. The very spacious home comprises an inviting entrance hall, a study, a guest WC, a good size utility, a beautiful German kitchen with integrated appliances and quartz worktops, a first floor full-width living room, four large bedrooms and two luxurious bathrooms. Other benefits include a corner plot attractive garden, double garage and off-road parking for three cars. We do invite you to arrange a viewing to really appreciate what's on offer in this no chain, good local School catchment family home.

It's in the details...

Storm Porch

A recessed storm porch with a tiled step up to the timber glazed entrance door with attractive double glazed skylight.

Entrance Hall

Central hallway which has been carpeted and beautifully decorated. There is a radiator, timber doors lead to through to the study, utility, guest WC and kitchen diner. There is a staircase leading to the first floor which has the stair storage cupboard.

Study

New carpet, newly decorated, feature timber window to the front, clothing, downlights and tool double wall mounted radiator.

Utility

Timber effect luxury vinyl tiled flooring, grey gloss kitchen with chrome handles which includes quartz effect worktops, storage racking, large drawers, housing and plumbing for a washing machine and a dryer. Tiled splash-back, large stainless steel sink with drainer and surface mounted mixer tap. There's a feature Muriel wallpapered wall, down-lights, a cupboard housing the Worcester boiler and two feature timber double glazed windows to the side elevation. There is a door through to the double garage.

Guest WC

A beautifully finished guest WC, with vanity storage sink and black mixer tap. Concealed waste toilet with black flush push button, useful tiled shelf, an extractor, LED mirror with demister, a feature wallpaper wall, tiled feature wall and flooring. Down-lighting and tall white double radiator.

Kitchen Diner

Beautifully fitted with sanded and varnished maple parquet floor, three timber double glazed French doors that lead out to the beautiful rear garden. Decorative coving to the ceiling, a feature timber double glazed window, a ceiling light point and spotlights. The modern stylish kitchen has been fitted by a local company with a German design which includes a quartz centre island with grey concrete pattern pan drawers and open storage. There is a Neff induction down-draught hob, contrasting dark timber units which includes a fitted oven, convection microwave oven, housing for an American style fridge freezer, Frankie sunken Corrian style sink, with surface mounted Quooker instant hot water tap. There is a fitted Bosch dishwasher, pull out bin housing, intelligent corner racking, pull-out racking, also a stylish push & bi-fold pantry cupboard with coffee station and lighting.

Landing

Carpeted landing with staircase leading to the second floor and two painted doors through to the main bedroom and the living room.

Living Room

Beautiful space with timber double glazed window and two timber double glazed French doors to the balcony with railings. Ornate coving, two radiators, ceiling light point and four wall light points.

Bedroom One

A full-width master bedroom with three timber double glazed windows overlooking the rear garden. Two radiators, coving, two ceiling light points and beautifully fitted wardrobes with shelving and door through to the en-suite.

En-Suite

A luxurious en-suite with beautiful tiling, a quartz countertop with surface mounted sink, gold mixer tap, vanity drawers and open storage. LED mirror with demister, a concealed waste toilet with gold flush pushbutton, a tall white double radiator, walk-in large shower enclosure with gold rainfall thermostatic shower with handheld shower attachment. Large static glass screen. Tiled boxing, down-lights, an extractor, two timber double glazed windows and a large storage cupboard with lighting, electrics and shaver sockets.

Second Floor Landing

Carpeted landing, with coving, two ceiling light points, loft hatch and large storage cupboard. Three bedrooms and a family bathroom.

Bedroom Two

A full-width spacious bedroom which has a wall of fitted wardrobes with drawers and shelving. There are three timber double glazed windows overlooking the rear garden. Coving, two radiators and two light points.

Bedroom Three

A spacious double bedroom with two double fitted wardrobes, coving, radiator and two timber double glazed windows to the front elevation.

Bedroom Four

A good-sized single bedroom which has a fitted double wardrobe, a radiator, coving and a timber double glazed window to the front elevation.

Bathroom

A luxury four-piece bathroom with stylish modern grey tiling, double ended bath with central mixer tap and handheld shower attachment. There is glass shelving with lighting, tiled boxing, three feature timber double glazed windows, quartz countertops with surface mounted sink and mixer tap. Vanity storage drawers below with open shelving. LED mirror with demister, electric points and electric shaver points. Glass door quadrant shower enclosure, with mains thermostatic shower and tile boxing. There is tiled flooring, spotlights and an extractor.





Rear Garden

A beautiful corner plot garden, with lawn to two sides, a large area of patio, outdoor lighting and electric sockets. There are beautiful perimeter bedding areas, full of flowers, plants and small trees. There is a fenced bin housing, a gate to the front drive and door through to the garage. There's also an area decking and the garden is retained with brick walling and fencing.

Double Garage

With painted concrete flooring, two upper doors, shelving and a new electric consumer unit.

Front & Parking

A lovely front lawn, which has planted bedding borders. There is a block paved drive for 2-3 cars and a pathway leads to the front door. There is an attractive brick-built pillar and iron railings.

Useful Information

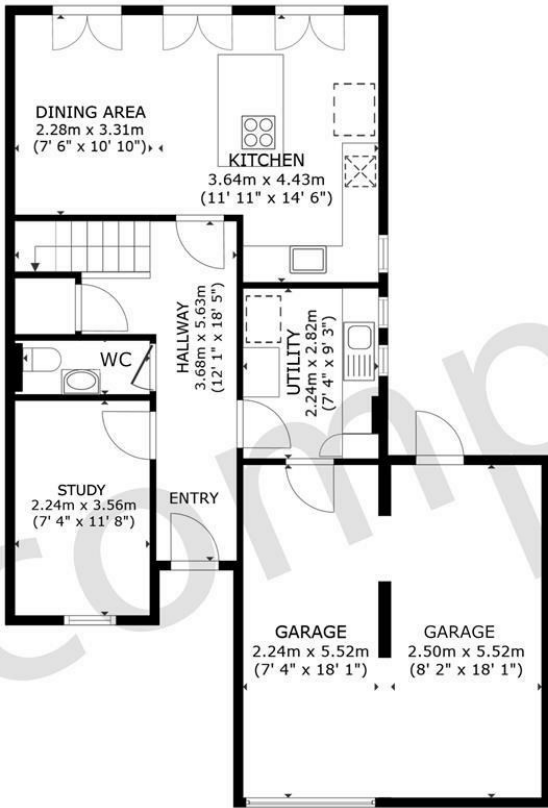
The development is kept beautifully by an outstanding management company, There is also a visitor car park, a common garden and benches to be used by all residents. £140 per year fees for gardens etc

Location

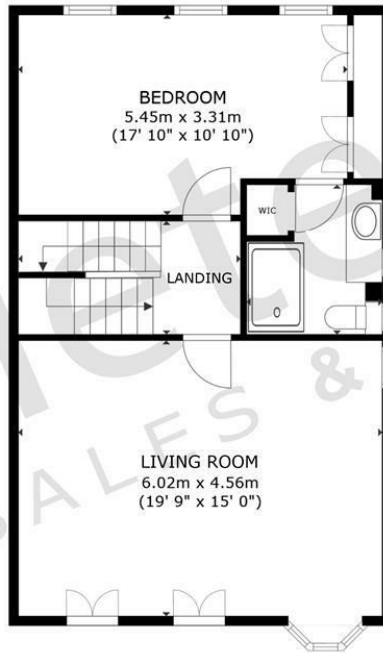
The Maltings is an award-winning conversion by local builders AC Lloyd just off Lillington Avenue to the North of Leamington Spa town centre and formerly part of the site for the old Leamington Brewery, originally dating to 1841- more information can be read up at - maltingshistory.com, but has a selection of converted old buildings, modern homes and high-end apartments- all set around beautifully manicured grounds. The property is within the catchment area for the popular Milverton Primary School and North Leamington School.

Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, and bars, offering a unique shopping, dining, and cultural experience. With its stunning architecture, wide tree-lined avenues, historic squares, beautiful parks & gardens, it is a trendy place to live. The A46 is approximately three miles from the property and is close to excellent transport links to the heart of the Midland motorway network such as the M40. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham, and a wide range of further centers and is positioned 1.47 km from the property.

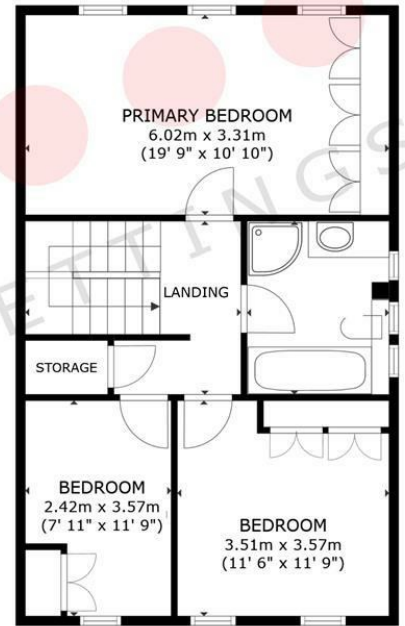




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA
 FLOOR 1 67.8 m² (730 sq.ft.) FLOOR 2 60.4 m² (650 sq.ft.) FLOOR 3 59.9 m² (645 sq.ft.)
 EXCLUDED AREAS : GARAGE 12.4 m² (133 sq.ft.)
 TOTAL : 188.1 m² (2,025 sq.ft.)

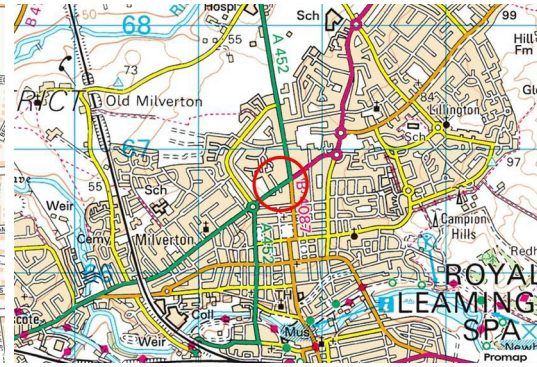
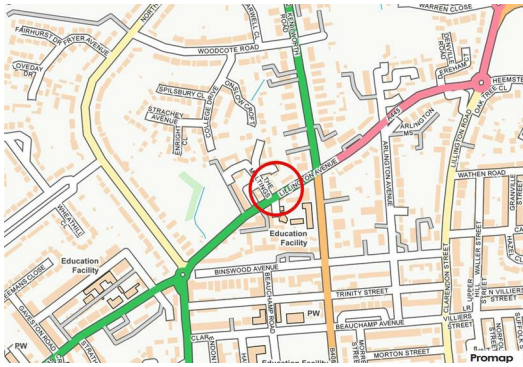
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





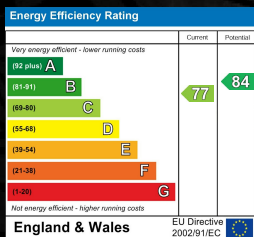
- A stunning Townhouse
- Two Luxurious Bathrooms
- German Fitted Kitchen
- Study & Guest WC
- Prestigious Community

- Four Bedrooms
- Full Width Living Room
- Spacious Utility
- Beautiful Upgrades
- North Leamington - No Chain



THE MALTINGS, LEAMINGTON SPA

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



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