



GRESHAM AVENUE, LILLINGTON

complete ●●●  
SALES & LETTINGS

complete ●●●  
SALES & LETTINGS





An extended 1930's semi detached family home within 15 minute walk to Leamington Spa town centre. The property comprises of an entrance hall, living room, extended kitchen, extended sitting dining room, three bedrooms, and bathroom. In the past five years, the current owners have done a full re-wire, re-plastering, and installed a number of new windows including large bi-folds to the rear. The home has a large south-west facing mature garden, as well as a large detached sectional garage at the rear with parking space in front. The property also has a front garden, and side access to the rear garden. Well located for all that the vibrant town centre has to offer and a short walk to Newbold Comyn Park with the local leisure centre, nature reserve and Newbold Comyn Arms pub.

It's in the details...



#### Entrance Hall

A painted timber & glazed door leads into the hallway, which has timber-glazed side windows, decorative vinyl flooring, and a carpeted staircase leading to the first floor with a painted handrail. Re-plastered and well decorated. There is a dado-rail, 1930s doors through to the living room & sitting room, and a glazed 1930s door through to the extended kitchen.



#### Living Room

Very cosy living room that has been well decorated & re-plastered. There is a picture rail, and a tiled feature fireplace with decorative insert tiling. There is a radiator and a uPVC double-glazed bay window to the front.

#### Sitting/Dining Room

A large extended space with two radiators and anthracite double-glazed bi-folding doors to the garden. There is timber effect laminate flooring and picture rail.



#### Extended Kitchen

A long galley kitchen, which has white gloss units with large brushed chrome handles. There is a worktop, fitted oven, four ring Neff gas hob with an overhead extractor. There is one and a half-bowl white sink with a drainer and mixer tap. Space and plumbing for a dishwasher as well as space and plumbing for a washing machine. There is a uPVC double-glazed window with a pleasant view down the garden and a doorway through to the dining room. There's a wall-mounted Worcester gas-fired boiler and an open pantry under the stairs with shelving and a small single-glazed window.

#### Landing

A carpeted landing with a painted balustrade. There is a uPVC double-glazed window, and it is well decorated with 1930s painted doors leading through to the three bedrooms and bathroom. There is a modern loft hatch to the boarded loft which has a ladder and a light.

#### Bedroom One

A spacious double bedroom which has a feature painted wall, picture rails, radiator and a uPVC double-glazed bay window to the front.

#### Bedroom Two

A double bedroom that has a uPVC double-glazed window overlooking the rear garden. There is a radiator, alcove-fitted shelving, and a picture rail.

#### Bedroom Three

A single bedroom with a uPVC double-glazed window and a radiator.





#### Bathroom

Fitted with a white bathroom suite, which comprises of a bath with an over shower and shower screen. A pedestal hand wash basin with cupboard, and a toilet. There is splash-back tiling and a uPVC double-glazed window, extractor fan and shelving in the alcove behind the door.

#### Rear Garden

There is a decked terrace for seating, and an area of lawn which is flanked by well-stocked bedding borders. There is a white stoned walkway with lighting that leads to the back of the garden and garage, with access to the rear lane. There is a gardener's garden with sleeper raised beds, as well as 3 mature fruit trees and established fruit bushes.

#### Garage

A concrete sectional wider garage which has an up-and-over door. There is lighting, electrics, two windows, and a timber door for direct access from the garden.

#### Location

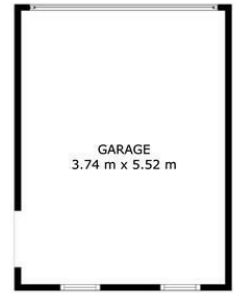
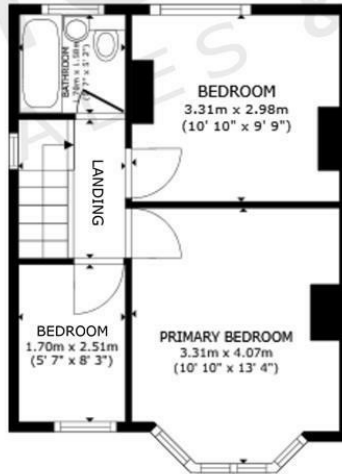
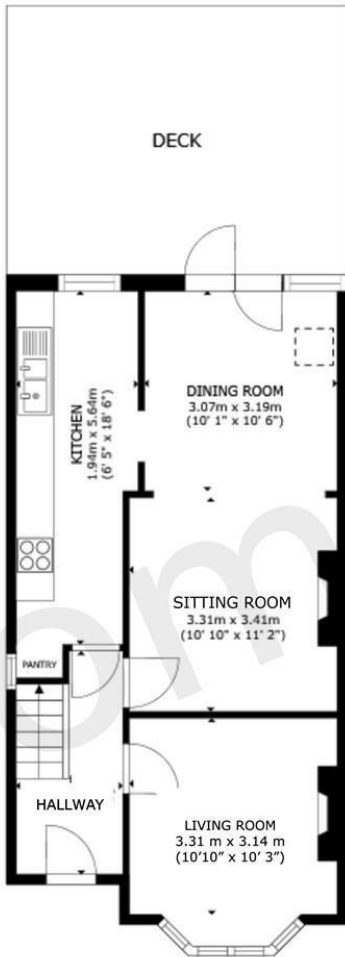
Situated to the North East of Leamington Spa. Well positioned for access to A46, M40, M42, M6 & M1, Birmingham airport, NEC, and direct train service to London Marylebone. With a variety of local amenities, doctors, dentists, parks (Newbold Comyn Park is a few minutes walk away) and good local school and private school catchments. Convenient for everything





**complete** ●●●  
SALES & LETTINGS

Brian Williams  
01926 887723  
The Leamington Property Expert



GROSS INTERNAL AREA  
FLOOR 1 50.6 m<sup>2</sup> (545 sq.ft.) FLOOR 2 34.5 m<sup>2</sup> (372 sq.ft.)  
EXCLUDED AREAS : DECK 23.3 m<sup>2</sup> (250 sq.ft.) GARAGE 37.0 m<sup>2</sup> (399 sq.ft.)  
TOTAL : 85.1 m<sup>2</sup> (916 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

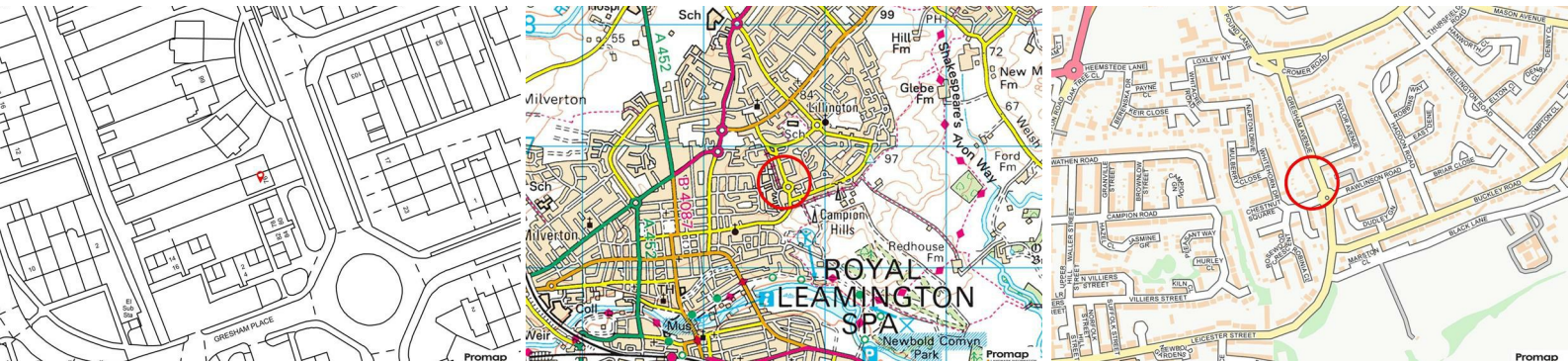


Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres, and art galleries, offering a unique shopping, dining, and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, and gardens, it is a very popular place to live.



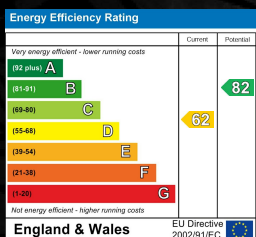


- A stylish 1930's Semi-Detached
- Three Bedrooms
- Sitting/Dining Room
- Re-Fitted Bathroom
- Large Detached Garage & Parking
- Extended & Bi-Folds
- Bay Fronted Living Room
- Galley Kitchen
- South West Facing Long Garden
- Walking Distance To Town & Parks



## GRESHAM AVENUE, 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