



GRESHAM AVENUE, LILLINGTON

complete ●●●  
SALES & LETTINGS



“A wonderful rear garden, with plenty of lawn, an area of planting & rockery. There is a beautiful old Willow tree and a large sandstone patio - perfect for alfresco dining!”



A 1930s extended end terrace home in the popular area of Lillington, which is North East Leamington spa around 10-15 minute walk to the top of The Parade. The very well presented home comprises of entrance hall, bay-fronted lounge diner, a stylish breakfast kitchen, a utility, three bedrooms and a bathroom. There's a large beautiful landscaped West facing garden, with signature Willow tree and a detached double garage to the rear. The property benefits from block paved off-road parking to the front for two cars. Well located for Lillington, Telford and North Leamington Schools. The wonderful Newbold Comyn Park is a short five minute walk away, brilliant for walks and the leisure centre.

It's in the details...

#### Entrance Hall

A modern fitted composite entrance door with frosted uPVC double glazed side windows, leads into the entrance hall, which has original quarry tiled flooring, carpeted staircase leading into the first floor storage below timber doors through to the utility and the lounge diner.

#### Lounge Diner

With a uPVC double glazed bay window to the front large plastered open fireplace would be great and tiled hearth. Neutrally decorated with two radiators and a large square opening through to the kitchen breakfast room.

#### Kitchen Breakfast.

Fitted wave off-white fitted cupboards with brush chrome handles which includes a double fitted oven, beech worktops with a four ring gas hob and extractor over. 1 & 1/2 bowl stainless steel sink with mixer tap and a large bespoke breakfast bar with shelving.

UPVC double glazed French doors lead to the garden and there's also a uPVC double glazed window, down-lights and a door through to the utility.

#### Utility

Fitted off-white cupboards both high & low, beech effect worktops with space and plumbing for a washing machine and space for a dishwasher. Glow warm energy 35C combi boiler.

#### Landing

Carpeted landing with timber balustrade, a storage cupboard with shelving above the stairs, a uPVC double glazed window and attractive 1930s doors lead to the three bedrooms and the bathroom. Large loft hatch with pulldown ladder to the boarded loft which has a light.

#### Bedroom One

With a uPVC double glazed bay window to the front modern fitted wardrobes with brush chrome handles, a useful large shelf and an array of drawer units. Radiator.

#### Bedroom Two

A double bedroom with a uPVC double glazed window, overlooking the rear garden, children's themed wallpaper, modern fitted wardrobes, with brushed chrome handles, a useful shelf and a fitted drawer unit. Radiator.

#### Bedroom Three

The third bedroom is decorated as a pretty nursery with feature wallpaper, a radiator and a uPVC double glazed window.

#### Bathroom

Fitted with a white suite comprising of a bath, pedestal hand wash basin and toilet. There is a uPVC double glazed window and tiled splash-back.



#### Rear Garden

A wonderfully landscaped garden with a huge area of sandstone patio, with sleeper retain bedding-with stones- great for potted plants. There is an outside tap and electric socket. There is a step up to a gravelled area, with a gate to the side passage. Rockery for planting, a small pond situated under a beautiful old tree. There is a meandering stepping stone pathway that passes a further bedding area and a small shed. Further lawned area with hedgerow, small trees and a block paved path that leads to the door to the spacious double garage. Perimeter 6ft fencing.

#### Drive

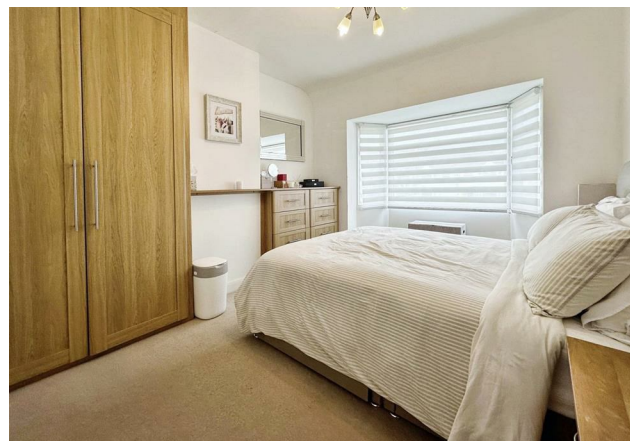
Block paved driveway for parking two cars side-by-side.

#### Double Garage

Brick-built pitched roof timber garage, with single door, eaves storage, power and lighting. Access via a back lane.

#### Location

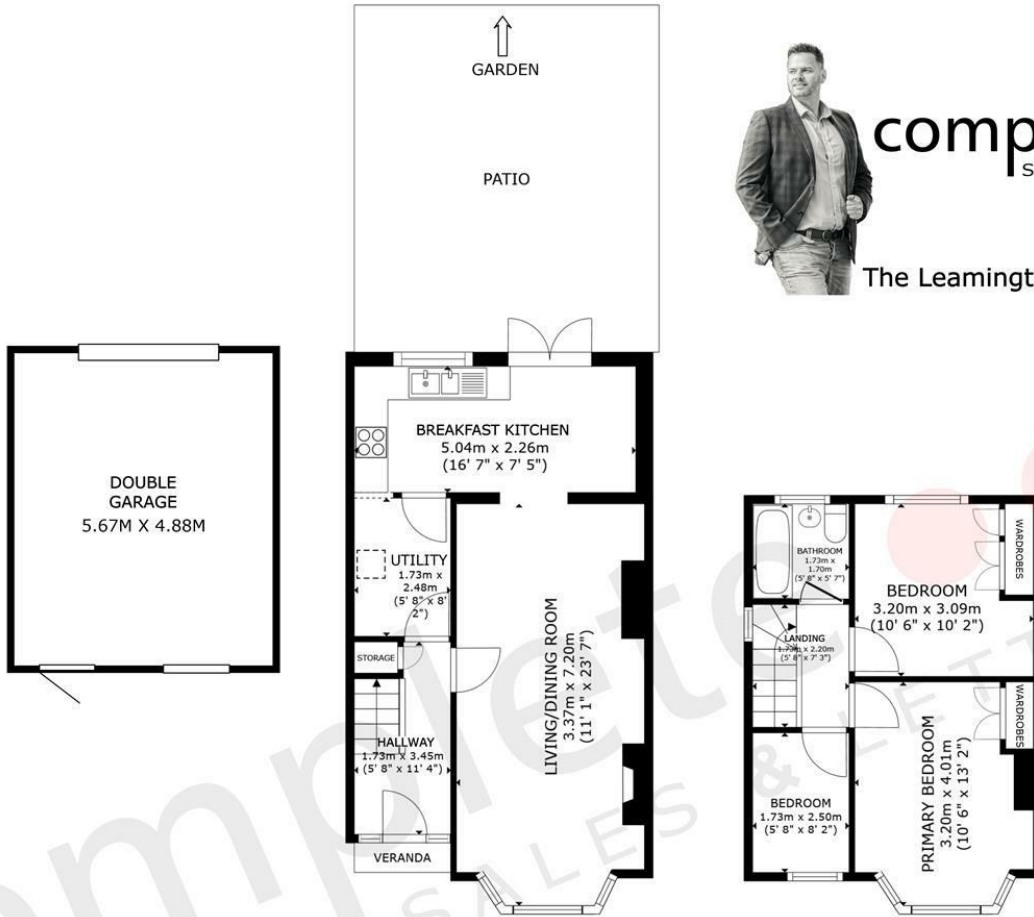
Situated to the North East of Leamington Spa. Well positioned for access to A46, M40, M42, M6 & M1, Birmingham airport, NEC, and direct train service to London Marylebone. With a variety of local amenities, doctors, dentists, parks (Newbold Comyn Park is a few minutes walk away) and good local school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





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GROSS INTERNAL AREA  
FLOOR 1 46.6 m<sup>2</sup> (502 sq.ft.) FLOOR 2 34.4 m<sup>2</sup> (370 sq.ft.)  
EXCLUDED AREAS : VERANDA 0.9 m<sup>2</sup> (10 sq.ft.) PATIO 34.0 m<sup>2</sup> (366 sq.ft.) GARAGE 45.6 m<sup>2</sup> (491 sq.ft.)  
TOTAL : 81.0 m<sup>2</sup> (872 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





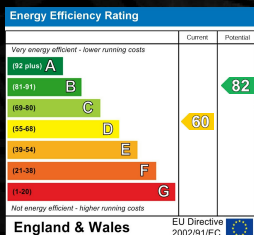
- Extended 1930's End Terrace
- Lounge Diner
- Utility
- Large West Facing Garden
- Off Road Parking

- Three Bedrooms
- Kitchen Breakfast Room
- Bathroom
- Double Garage
- North East Leamington



## GRESHAM AVENUE, LEAMINGTON SPA

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



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