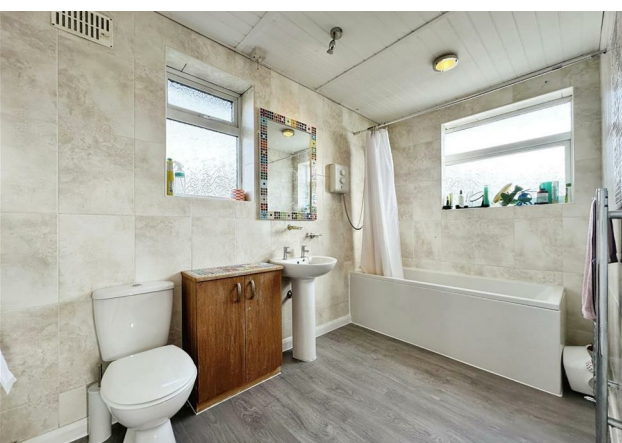




THE GREENWAYS, LILLINGTON

complete ● ● ●
SALES & LETTINGS





A very spacious and extended 1960s semi-detached home in a peaceful cul-de-sac in Lillington which is North East Leamington being a 20-25 minute walk into the town centre. Comprises of porch, hallway, large living room, extended dining room, breakfast kitchen, a guest WC, three spacious bedrooms and a large bathroom. The property also benefits from a garage offer parking for 2 - 3 cars landscape rear garden with an outside office with hardwired electrics and Internet. Well located for School such as Telford, Lillington and North Leamington.

It's in the details...

Porch

A uPVC double glazed porch with matching side windows lead into small area with engineered oak flooring and a glazed door through to the hallway.

Hallway

Fitted with engineered oak flooring, radiator, stairs to the first floor and there is a door to a guest WC. Doors also go through to the kitchen breakfast and lounge.

Guest WC

Fitted with a small handbasin with mixer tap, extractor and a toilet.

Living Room

A large space with engineered oak flooring, neutrally decorated with interconnecting doors through to the extension. There is a large uPVC double glazed window to the front and also there are two radiators.

Dining Room

With a large uPVC double glazed window that enjoys the garden view and there is also a side uPVC double glazed patio door. There is a wall of fitted shelving and cupboards.

Kitchen Breakfast

Fitted with a modern shaker style cream kitchen, with brushed chrome handles which includes timber effect worktops a 1 & 1/2 bowl stainless steel sink with mixer tap. There is a fitted dishwasher, washing machine and a fitted large larder fridge. There is also a fitted Neff double oven and Neff four ring induction hob over with extractor. There is white bevel edge tiled splashback, a large uPVC double glaze window, recess under the stairs suitable for a dryer and there is a uPVC double glazed door to the side passage. The flooring has a modern grey timber effect click vinyl flooring with remote control electric underfloor heating.

Landing

Carpeted landing with panel doors through to the three large bedrooms and spacious bathroom. There is also an airing cupboard with slatted shelving and radiator. Loft hatch.

Bedroom One

A huge main bedroom with fitted wardrobes with high-level cupboards, a large uPVC double glazed window to the front and the radiator.

Bedroom Two

A spacious double bedroom with fitted wardrobes, shelving and cupboards. There's a radiator and a large uPVC double glazed window with a great view of the rear garden.

Bedroom Three

A really good size third bedroom with a large uPVC double glazed window to the front and the radiator.

Bathroom

A huge bathroom with click vinyl flooring, fully tiled walls, deep white bath with electric shower over and mixer tap. Pedestal hand wash basin, a toilet, panelled ceiling with lighting and there is two uPVC double glazed windows to two elevations. Chrome towel



radiator & secondary radiator.

Garage

With electric car charging point. Up-and-over door and electric and power inside. Timber pedestrian door to side passage.

Garden

A large landscaped garden which is tiered lawns, pathway & patio next to a retained bedding area. Alleyway to the front with a gate.

Garden Office

Insulated with glass doors and EPM roof. Hardwired Internet point and armed cable electrics. Installed three years ago. Fitted electric heater.

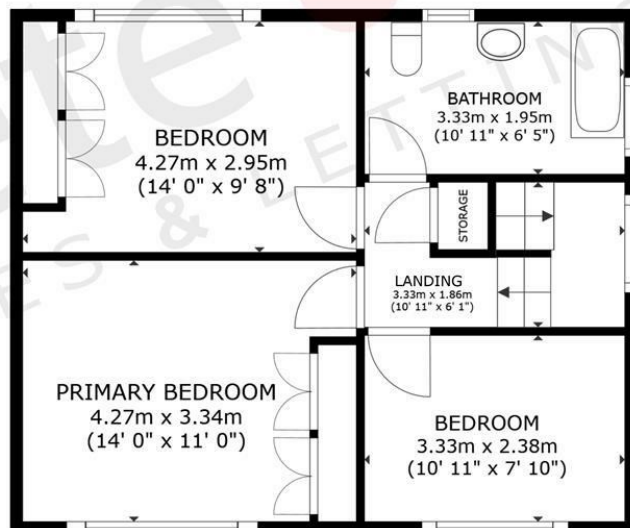
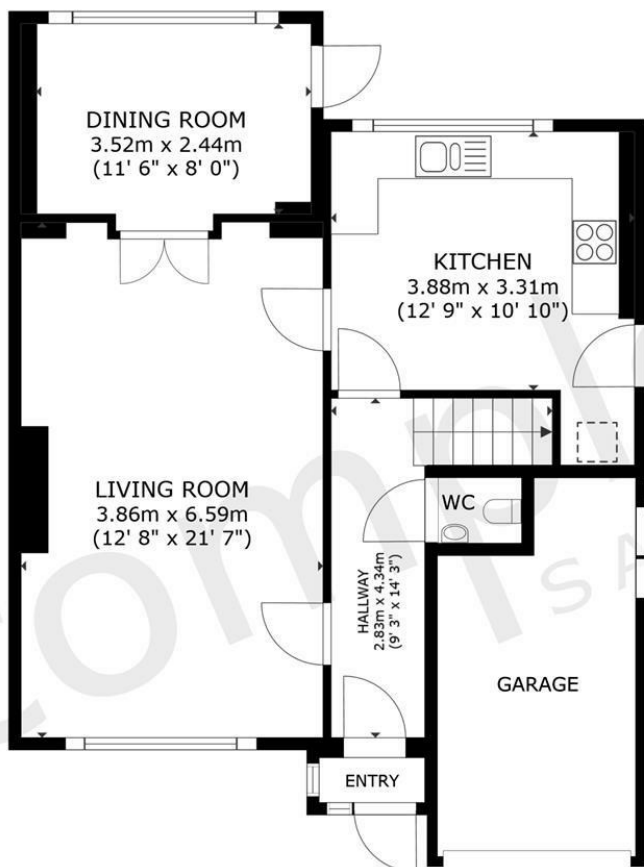
Parking

Block paved drive for parking 2 - 3 cars there is also a planted bedding.

Location

This property is well positioned just off Cubbington Road, close to Telford School & North Leamington School in a popular north/east Leamington Spa location. Being close to the town centre of Leamington Spa of 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. There are nearby parks and great walks, as well as plenty of convenience stores.





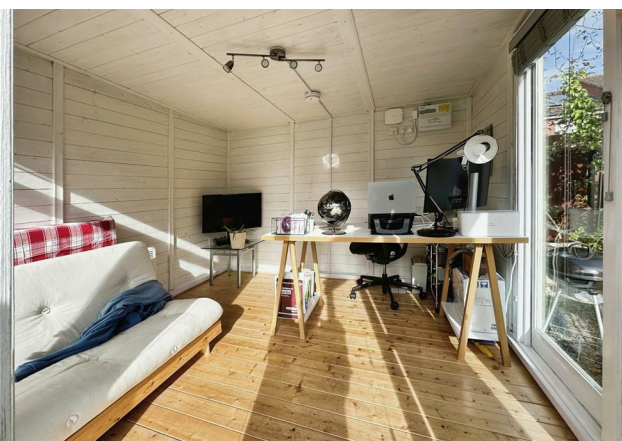
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Brian Williams
01926 887723

The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1 58.9 m² (634 sq.ft.) FLOOR 2 49.2 m² (530 sq.ft.)
TOTAL : 108.1 m² (1,164 sq.ft.)

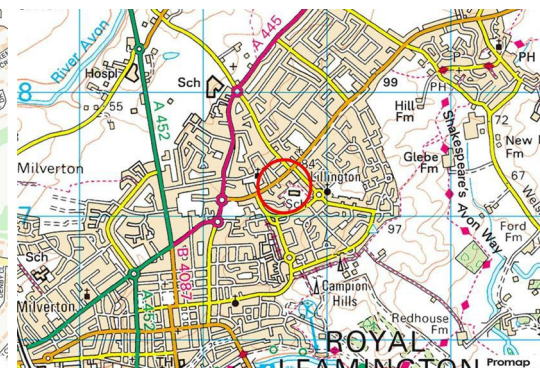
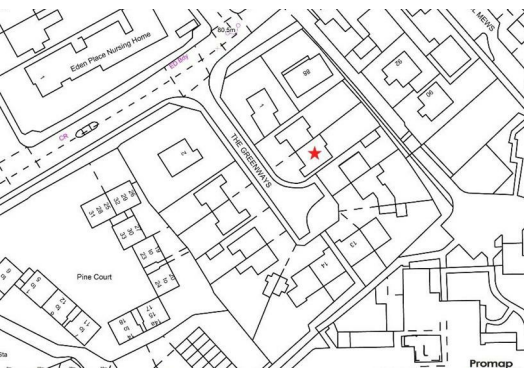
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- 1960's Extended Semi
- Large Living Room
- Dining Room/Playroom
- Huge Bathroom
- Cul-De-Sac

- Three Spacious Bedrooms
- Breakfast Kitchen
- Guest WC
- Garage & Off Road Parking
- Good Local Schools



THE GREENWAYS, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-58)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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