



HADDON ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS

**RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*





A 1950s stylish semi-detached home in Lillington, North East Leamington and is within walking distance to the town centre and Newbold Comyn Park. The family home has undergone upgrading and open planning and now the property comprises an entrance hall, kitchen diner, living room, three bedrooms and a modern bathroom. There is a large West-facing garden, with a timber Summer house that could make a great home office or gym. There is also off-road parking to the front for 2 to 3 cars and a brick-built store. The local area is a popular family area.

It's in the details...

Entrance Hall

UPVC double glazed door leads into the hallway which has a radiator, a staircase leading to 1st floor and laminate flooring. There is plumbing for the washing machine under the stairs and a square opening through to the kitchen diner.

Kitchen Diner

Timber effect laminate flooring, oak kitchen with quartz worktops with one and a half bowl sink with engraved drainer and flexible mixer tap. Space for an electric oven, fitted dishwasher, space for an upright fridge freezer. There are two double white radiators, downlights, a uPVC double glazed window that looks down the garden. UPVC double glazed french doors to the garden.

Living Room

Timber effect laminate flooring, open fire. Wall-mounted colour radiator and a UPVC double glaze window to the front.

Landing

Carpeted landing with doors through to the three bedrooms and a pocket door to the family bathroom. Loft hatch to the part-boarded loft.

Bedroom One

With a UPVC double glazed window to the front elevation, radiator, and a feature half-height panelled wall, with wall lights.

Bedroom Two

A double bedroom, with a uPVC double glazed window overlooking the rear garden. There is a radiator and a cupboard housing the one-year-old gas boiler.

Bedroom Three

A single bedroom with a uPVC double glazed window, radiator and a fitted storage unit.

Bathroom

Stylish bathroom with tiled flooring into a wet room, with wall-fitted brushed gold thermostatic shower, with rainfall shower and a handheld shower attachment. Underfloor wet system heating, concealed waste floating toilet, floorstanding egg-shaped bath with gold mixer tap, herb feature tiled wall, downlights, two uPVC double glazed windows and an extractor. There is a worktop with surface surface-mounted sink with a brushed gold mixer tap.

Rear Garden



There is a large rear garden with areas of lawn. A Pathway leads to the side gate to the front. There is brick-built storage and a large timber summer house.

Parking

Tarmac drive for parking 2-3 cars.

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. There is a variety of local amenities, doctors, dentists, parks (Newbold Comyn Park is a few minutes walk away) and local schools 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.



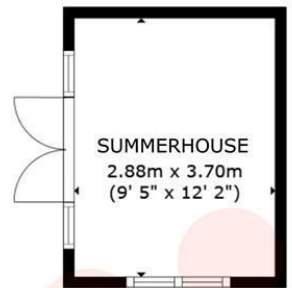


complete

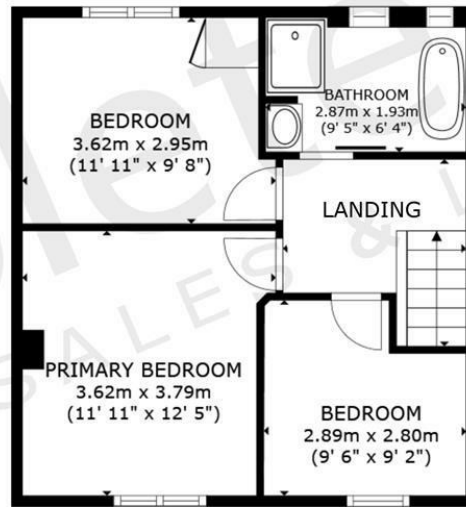
SALES & LETTINGS

Brian Williams
The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1 60.1 m² (647 sq.ft.) FLOOR 2 43.1 m² (464 sq.ft.)
TOTAL : 103.2 m² (1,111 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



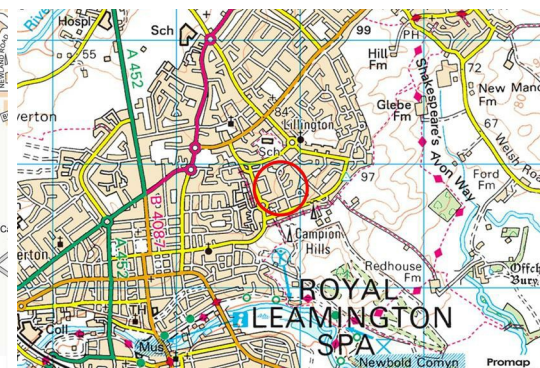
FLOOR 2





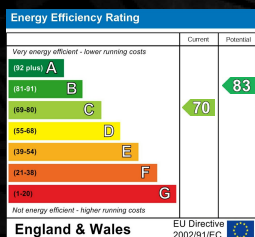
- Semi Detached
- Undergone Modern Upgrades
- Re-Fitted Dining Kitchen
- Stylish Bathroom
- Off Road Parking For 2-3 Cars

- 1950's Spacious Home
- Three Bedrooms
- Living Room
- Large West Facing Garden
- 15-20 Minute Walk To Town



HADDON ROAD, 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