



Manor Road, Lillington
Per month £1,600 Per month

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ESTATE AGENTS

Manor Road, Lillington, Leamington Spa

An attractive Victorian family home in North East Leamington in the popular location of Lillington within catchments for Telford and North Leamington School. This period home is offered for let immediately subject to references and comprises four levels on the ground floor is a hallway lounge diner and an extended kitchen. There is a useful cellar, two bedrooms and bathroom on the first floor and a loft bedroom. There is a rear garden and a front garden but in the garden, there is a garage- currently utilised as an office.

Entrance

Timber door leads into the hallway which is stairs lead to the first floor and door into the

Lounge Diner

With a UPVC double glaze bay window to the front elevation fireplace which has a plug-in electric fire and tiled half, wall lighting as large area for a dining table with a UPVC double glaze window and opening through to the kitchen is also the door to the cellar steps.

Cellar

Two chamber cellar, which has laminate flooring, painted walls, electrics and lighting. One of the chambers has a shelf where it would be good to have a condensing dryer.



Kitchen

Modern fitted kitchen which has a fitted oven, four ring gas hob and microwave. There are several uPVC double windows and uPVC double glazed French doors to the garden.

Landing

Carpet landing with doors to the two bedrooms and bathroom. A further staircase leads to the

Bedroom One

Spacious double bedroom which has two uPVC windows.

Bedroom Two

A double bedroom with a uPVC double glazed window.

Bathroom

With a corner bath, toilet sink and uPVC double glazed window.

Loft Bedroom

A dormer loft conversion with a uPVC double glazed window.

Garden

The garden is decking and has a door through to the garage/office.

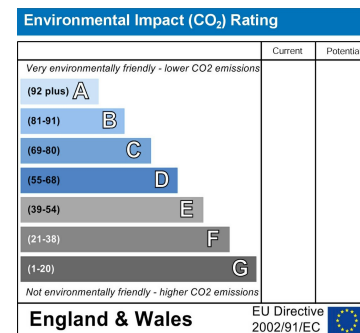
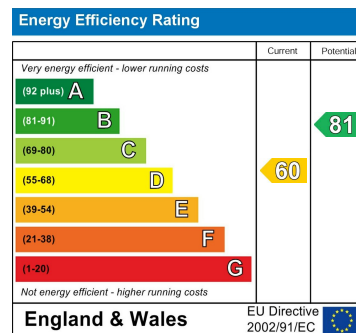
Office

With power, lighting a uPVC double window and door.

Location

Situated on a popular road in the section of bay-fronted Victorian & Edwardian townhouses close to Telford school. The property is close to the town centre with its parks and gardens on offer. The Parade is only a short walk to where an array of coffee shops, restaurants and boutique shops are available. Leamington Spa is voted as one of the Top 3 towns to live in as suggested by the Times. There are also great road networks nearby giving access to the M40 and M1 motorways as well as the Fosse Way for travel to local towns nearby including Stratford Upon Avon, Birmingham and Warwick to name a few. The Leamington rail station is only a few minutes drive with trains to London in just over one hour. School catchments for this property are second to none falling within many private and state schools.





Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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