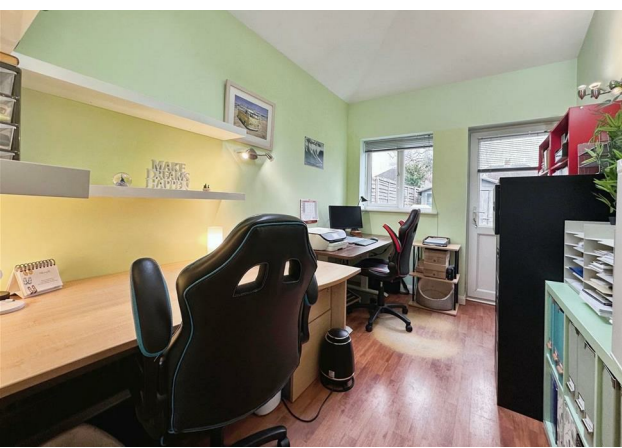




MONTROSE AVENUE, LILLINGTON

complete ●●●
SALES & LETTINGS





A generously extended and well-presented 1950s semi-detached home set on a popular tree-lined road in the highly sought-after area of Lillington, North Leamington. This spacious family home offers versatile living, featuring a welcoming porch, entrance hall, a bright and airy living room, and a stylish open-plan kitchen diner—perfect for entertaining. Additional benefits include a utility room, guest WC, and a versatile office/fourth bedroom on the ground floor. Upstairs, there are three well-proportioned double bedrooms and a modern family bathroom. The property has a large rear garden, a garage, and a block-paved driveway providing parking for three vehicles. Ideally located for families, with excellent school catchments including Telford and North Leamington School, this is a fantastic opportunity to secure a home in one of Leamington's most desirable residential areas.

It's in the details...

Porch

A modern composite entrance door with two attractive windows leads into the tiled porch which has a uPVC double glazed window, high ceiling loads of cloak storage, a port hole window and a timber door through to the hallway.

Hallway

A spacious hallway with timber effect laminate flooring, a carpeted staircase leads to the first floor and under the stair storage cupboard into a timber-glazed door leads to the living room and kitchen.

Living Room

A good sized living room which has a stone fireplace with a gas fire, there is coving, a radiator and a double glazed half box bay window to the front. There is bi-folding timber glazed doors to the family room.

Family Kitchen Diner

Kitchen Area

With a continuation of the timber effect laminate flooring, a beech kitchen with chrome handles and dark worktops which have space for a range style gas cooker, 1 & 1/2 bowl stainless steel sink with mixer tap and drainer, a fitted dishwasher, tiled splash-back, an extractor hood, large alcove suitable for an American style fridge, under-counter lighting, display cabinets, high-level Velux window, a uPVC double glazed window with a great view down the garden and a large opening through to the dining area. Open the doorway through to the utility.

Dining Area

With a continuation of the timber effect laminate flooring, there are grey bi-fold doors through to the patio, a high-level Velux window, a high-level uPVC double glazed window, a radiator and a large opening through to the family area.

Family Area/Snug

Again with a continuation of the timber effect laminate flooring, tall white radiator and downlights.

Utility

Fitted with laminate flooring, a worktop with tiled splash-back and high-level cupboards with under-counter lighting. Space and plumbing for a washing machine and a dryer. Timber door through to the study/guest bedroom and a fire door through to the garage. There are high ceilings, a Velux window and wall-mounted lighting.

Guest WC

Timber laminate flooring, a radiator, a pedestal hand wash basin, a toilet and high ceilings with an extractor.

Study/Bedroom Four

With high ceilings with Velux windows, wall lights, timber laminate flooring, a uPVC double glazed window and uPVC double glazed door to the garden. There is a wall-mounted radiator.

Landing

A carpeted landing with timber doors through to the three bedrooms and bathroom. There is a uPVC double window and loft hatch in the part-boarded loft which has a ladder.

Bedroom One

A large double bedroom with fitted wardrobes and high-level cupboards, a radiator and a



uPVC double glazed half bay window to the front.

Bedroom Two

Another spacious double bedroom with a large uPVC double glazed window with good garden views. There is a radiator and ample space for bedroom furniture.

Bedroom Three

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

Bathroom

A spacious bathroom, which has a glass door shower enclosure with mains thermostatic shower, a toilet, bath with Victorian style mixer tap with handheld shower attachment. There is a vanity unit with a sink & mixer tap, an electric shaver point, a chrome towel radiator, a large airing cupboard with shelving and a gas boiler. There is tiling to water-sensitive areas, there are down-lights, an extractor and a uPVC double glazed window.

Garden

The large garden has a sandstone patio area, timber shed, timber sleepers retained bedding and step up to the large area lawn which is a further area of decking and bedding areas with bushes and small trees and there is a picket fenced area which could be a vegetable garden or a separate area for children's play zone. There are outside taps and lighting.

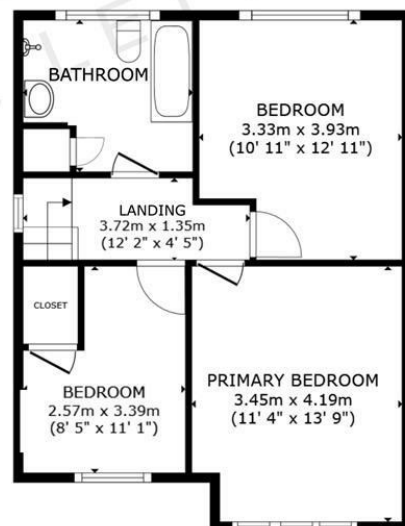
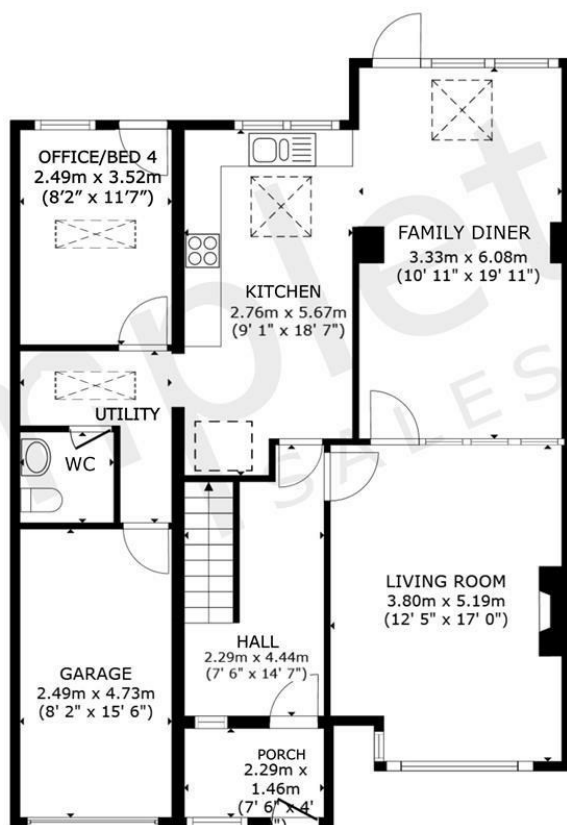
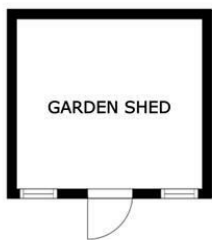
Driveway

Block paved drive for parking for three cars. A small height brick wall to the front and there is outdoor lighting on the porch. EV car charging point.

Location

It is situated on the tree-lined Montrose Avenue- a highly sought-after position to the North East of Leamington Spa, sitting within the catchments to Telford School and North





The Leamington Property Expert

GROSS INTERNAL AREA
 FLOOR 1 95.9 sq.m. (1,032 sq.ft.) FLOOR 2 48.5 sq.m. (522 sq.ft.)
 EXCLUDED AREAS : GARAGE 11.8 sq.m. (127 sq.ft.)
 TOTAL : 144.4 sq.m. (1,555 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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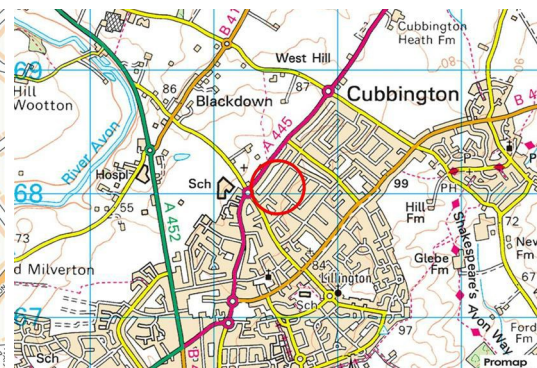


Leamington School with easy access in and out of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction with the town centre minutes away in the opposite direction. There is also an abundance of local amenities close by and is on a local bus route for an easy commute into Leamington Spa or surrounding areas.



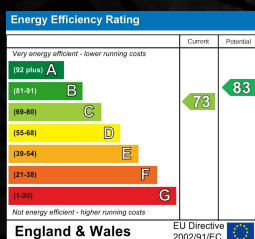
- 1950' Extended Semi
- Large Lounge
- Utility & WC
- Garage & Parking
- Telford School Catchment

- Three/Four Bedrooms
- Family Kitchen Diner
- Office/ Bedroom 4
- Large Garden
- Popular Lillington



MONTROSE AVENUE, LEAMINGTON SPA

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



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