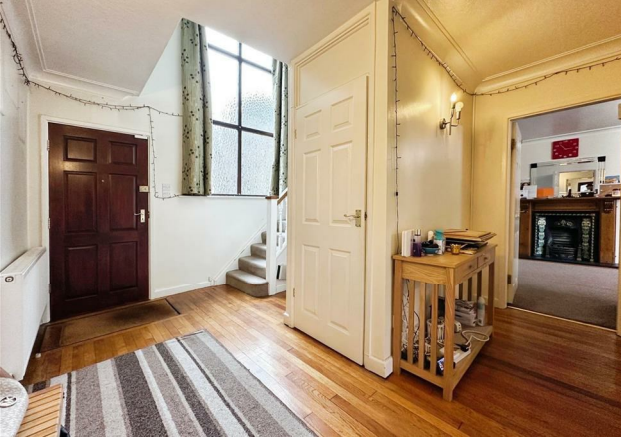




LILLINGTON ROAD, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS





An opportunity to buy an extended 1958 mature detached home, set back on Lillington Road in North Leamington. The spacious home has accommodation set on three floors and has over 2732 ft.² of accommodation and could use some modernisation. Comprises a porch, a large entrance hall, cloaks, a guest WC, a living dining room with a mini library, a sitting room, a conservatory, a breakfast kitchen and a utility. The first floor has three bedrooms and two bathrooms and the loft conversion has two further spacious double bedrooms and another shower room. The property has a mature large side & rear garden with potential for further extension- subject to planning permission. A large block paved frontage for parking 6+ cars as well as two garages. This prime residential address offers no onward chain and is within walking distance of the town centre.



It's in the details...

Porch

A brick brick-built porch with timber double glazed windows and an entrance door leads to a tiled space, with a light and timber door through to the hallway.

Hallway

Original timber flooring, staircase leading to the first floor, cloak storage, door through to further storage with a guest WC. There is a further storage cupboard, radiators and door through to kitchen breakfast, sitting room and lounge diner.

Guest WC/Cloaks Storage

Tiled with coat hooks and a door to the toilet, which is a high-level toilet and a timber window.

Living Dining Room

Large L-shaped lounge diner with aluminium double glazed sliding patio doors to the garden. There's a huge timber glazed window to the front, coving, two ceiling light points, central gas feature fire, with an ornate timber surround. And there is an area suitable for a dining table which has a radiator and also an open storage cupboard which would be suitable for a mini library.

Breakfast Kitchen

The breakfast kitchen has fitted units including a range of cupboards and drawers, beech worktops with single bowl stainless steel sink with mixer tap and drainer. There are two ovens and a five-ring gas hob with an extractor over. Timber double glazed window looking through to the conservatory and a timber double glazed window to the side as well as a timber double glazed door to the outside. Door to utility.

Utility

Tiled flooring, a Vaillant gas boiler, cupboard, worktop with single bowl stainless steel sink, space and plumbing for a washing machine, space for an upright fridge freezer and there are part-tiled walls.

Sitting Room

A good size sitting room with a large timber double glazed window with a great view of the garden. There is coving to the ceiling, a radiator and a door to the conservatory.

Conservatory

A brick base and uPVC double glaze units, polycarbonate roof, French doors to the garden and tiled flooring.

Landing

A very spacious landing with a gallery view to the large hallway window, there is a timber effect laminate flooring, a staircase leads to the second floor and there are two further timber double glazed windows. Open storage under the stairs, there's a double airing cupboard with a hot water tank and a radiator. Doors through to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom with a large timber double glazed window to the front, a radiator, doorway through to the en-suite. Engineered oak flooring.

En-Suite

Oak engineered flooring, a shower cubicle, double-ended bath of Victorian style mixer tap and hand-held shower attachment. Pedestal hand wash basin, toilet, radiator, and a large window overlooking the large rear garden.

Bedroom Four

A spacious double bedroom with a radiator and a large timber double glazed window overlooking the rear garden.

Bedroom Five

A good sized single bedroom with a timber double glazed window to the front and the radiator.

Bathroom

A large bathroom with twin sinks, toilet, bath with thermostatic shower over and glass shower screen. Half-tiled walls and a timber double glazed window.





Second Floor Landing

Carpeted landing with timber window, eaves storage cupboards and doors through to two further bedrooms and a shower room.

Bedroom Two

A spacious double bedroom with a large UPVC double glazed window into the dormer extension there are some fitted wardrobes and drawers. Radiator.

Bedroom Three

A spacious double bedroom with a large UPVC double glazed window into the dormer extension there are some fitted wardrobes and drawers. Radiator.

Shower Room

Velux window, eaves storage, a toilet sink and step-in shower.

Rear Garden

A large mature rear garden laid to lawn with contoured bedding areas and a winding pathway that leads up the garden. There is a large timber shed and greenhouse. Large patio side space with door through to garage. There are plenty of small bushes and plants and a variety of small trees. Large side patio area.

Garage 1

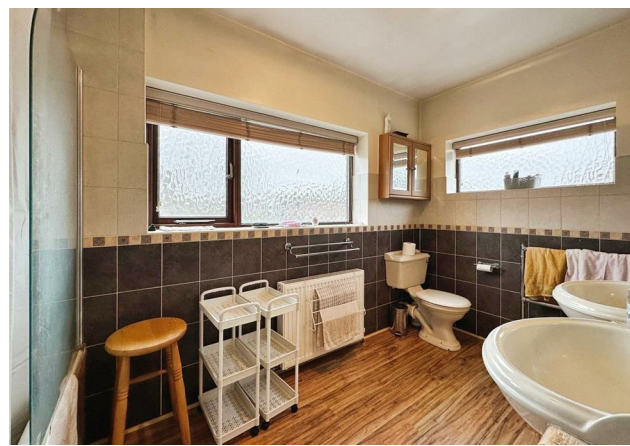
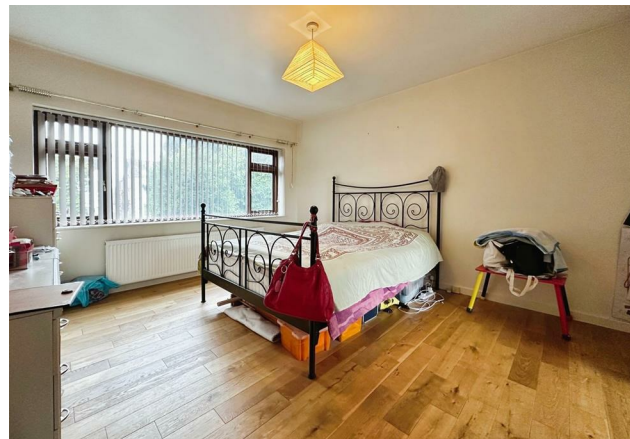
With an up-and-over metal door, power and lighting and ramp-up to French doors that lead to the side large patio.

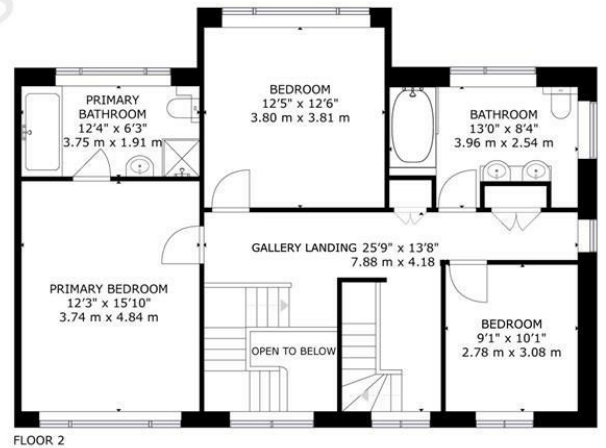
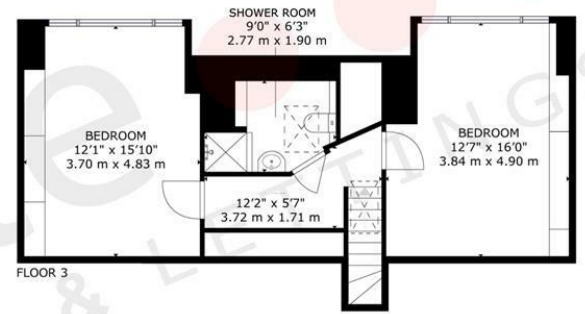
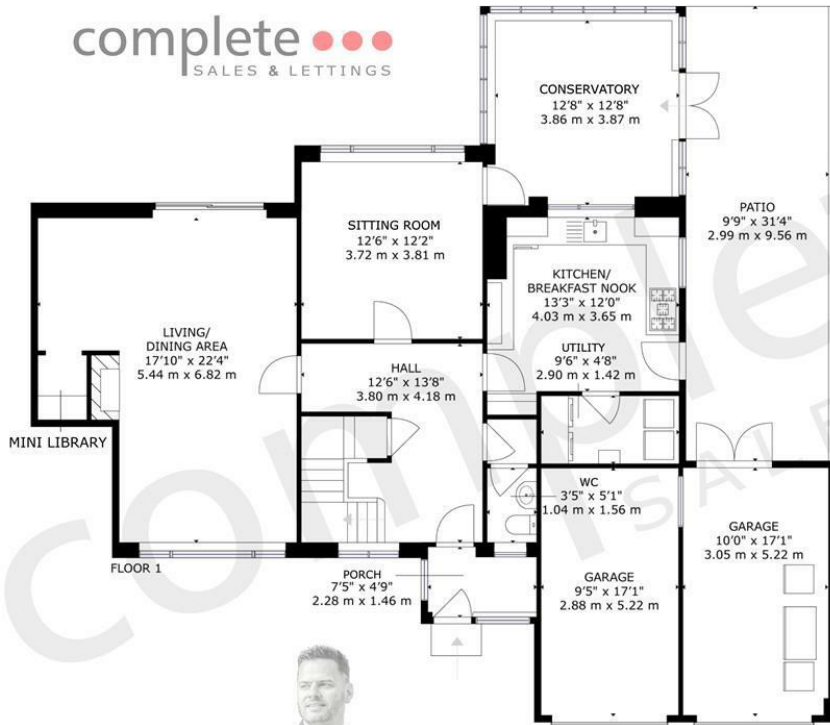
Garage 2

With up-and-over door power and lighting.

Driveway

A substantial block pay drive with wall front and pillars for Parking 6+ vehicles there is a hedgerow and tree wall frontage and further deep bedding area with small trees and bushes.





The Leamington Property Expert

GROSS INTERNAL AREA
 FLOOR 1: 1194 sq.ft, 111 m², FLOOR 2: 979 sq.ft, 91 m², FLOOR 3: 559 sq.ft, 52 m²
 EXCLUDED AREAS: GARAGE: 333 sq.ft, 31 m², PATIO: 322 sq.ft, 30 m²
 TOTAL: 2732 sq.ft, 254 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



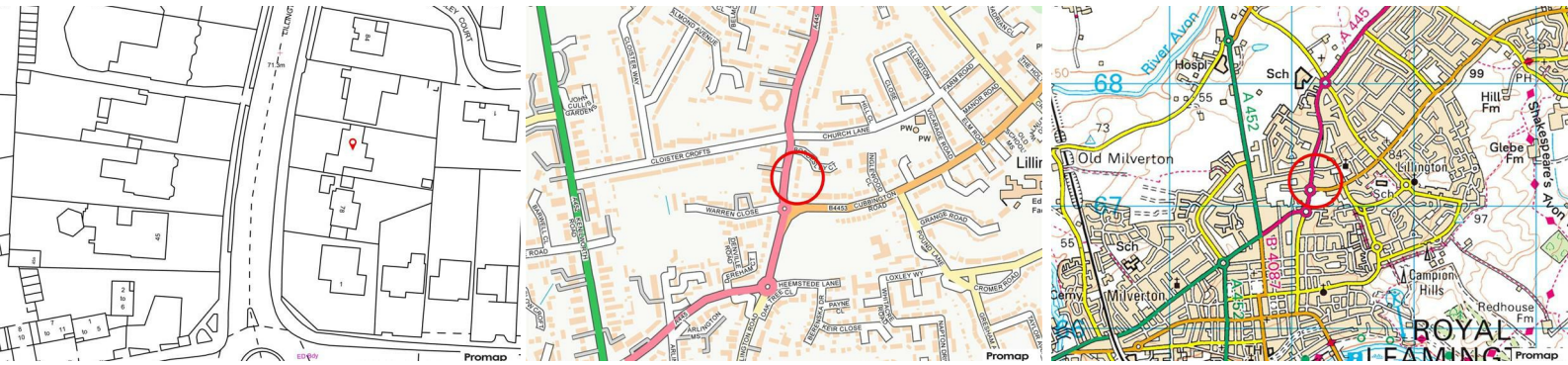
Location

Located within walking distance of Royal Leamington Spa with its mix of elegant Regency, Georgian and Edwardian buildings complimented by beautiful parks and gardens. Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. Entertainment is on hand with a multi-screen cinema, two theatres, a library and art gallery; and sports facilities include tennis courts, a real tennis club, golf, sailing, health clubs and a bowling club which has hosted international and world championships. Royal Leamington Spa is also near other famous towns including the county town of Warwick, with its world-famous medieval castle, numerous antique shops and racecourse and Stratford upon Avon.



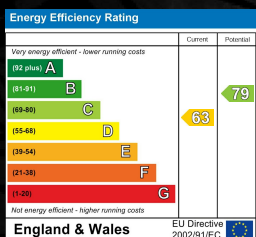


- A spacious 2732 sqft Detached
- Five Spacious Bedrooms
- Lounge/Diner
- Kitchen & Utility
- Double Garage & Lots Parking
- Extended 1958 Mature Family Home
- Three Bathrooms
- Sitting Room & Conservatory
- Guest WC & Mini Library
- No Chain- Prestigious North Leamington



LILLINGTON ROAD, LEAMINGTON SPA

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



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