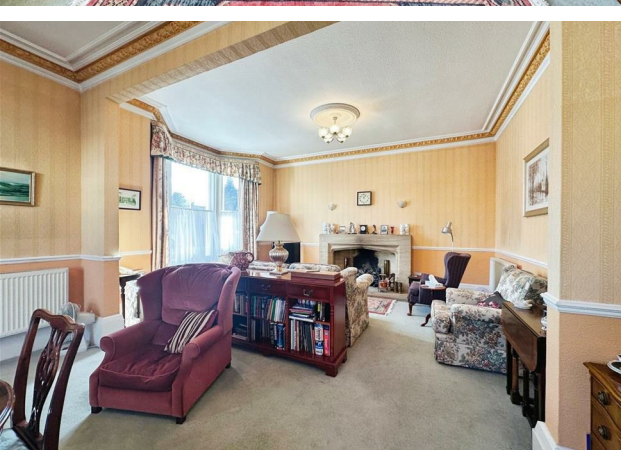
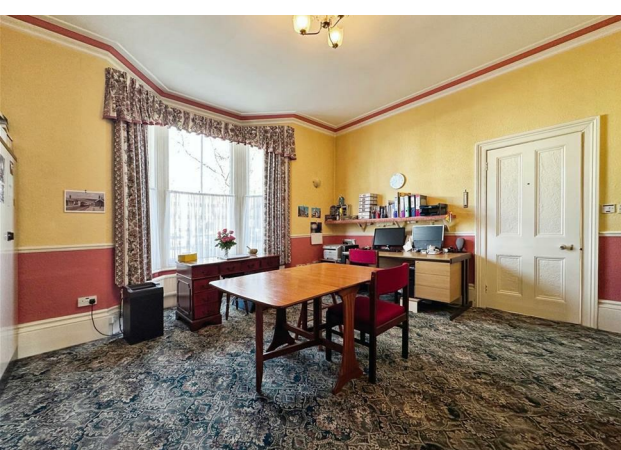


BINSWOOD AVENUE, NORTH LEAMINGTON

complete
SALES & LETTINGS





A truly magnificent Victorian detached villa dating back to the 1850s, set within the highly sought-after Binswood Avenue Conservation Area, just North of The Parade in Leamington Spa. This grand 2,622 sq. ft. family home is brimming with period charm and offers an exciting opportunity for modernisation and enhancement.

The property features a striking entrance hall, a spacious lounge diner with two bay windows and a beautifully reclaimed fireplace, a separate sitting room, a kitchen, utility and a guest WC. Upstairs, there are four well-proportioned bedrooms, including a Jack-and-Jill en-suite, as well as a separate shower room.

Externally, the home benefits from a courtyard garden, a rare roof terrace with a conservatory, a garage and additional space for two small cars. Situated within walking distance of Leamington's vibrant town centre, parks, boutique shops, and excellent schools, this impressive property is offered with no onward chain, presenting a fantastic opportunity to restore and create a truly special home in one of North Leamington's most prestigious locations.

It's in the details...

Entrance Hall

Timber double doors with leaded glazing leads into the hallway which has a cornice, a ceiling rose, a dado rail, two radiators and a staircase leading to the mezzanine level. There are doors through to the lounge diner, sitting room, utility, guest WC, garage, kitchen and door to the cellar.

Guest WC

Tiled guest WC which has a sink, toilet, timber window and bi-folding storage cupboard.

Living Dining Room

A huge lounge diner with super high ceilings, cornice, two timber sash bay windows to two elevations as well as a further timber sash window. There are two radiators and a beautiful reclaimed stone fireplace with a log effect gas fire.

Sitting Room

A spacious bay-fronted room with a timber bay sash window to the front with a great view of the beautiful Audley Binswood. Ceiling rose, cornice, two radiators and a dado rail.

Kitchen

Fitted with a white kitchen with grey worktops which includes one and a half bowl stainless steel sink with mixer tap and drainer. Space for an electric cooker, space for dishwasher, space for washing machine, there is a boiler, a radiator, a tiled splash-back, a timber-clad ceiling and a timber window to the rear with a timber door.

Utility

Space and plumbing for washing machine and a dryer, as fitted shelving, storage cupboard and extractor and a strip light.

Cellar

The cellar has painted concrete floors and two windows to the front. There is power and strip lighting.

Mezzanine Level

The a large airing cupboard with a hot water tank and double glazed sliding doors to the roof terrace and door to the conservatory.

Roof Terrace

The roof terrace is South facing so a wonderful sun trap as railings and a door through to the conservatory.

Conservatory

A polycarbonate roof conservatory with uPVC double glazed units and tile floor. There are electrics.

First Floor Landing

Spacious landing, with cornice to the ceiling, dado rail, two high-level windows and the loft hatch to the boarded loft. Doors through to the four double bedrooms and the family shower room.

Bedroom One

A huge room with super high ceilings, a radiator, fitted wardrobes, a ceiling rose, a uPVC double glazed sash window to the front and a door to the Jack-n-Jill en-suite.

Bedroom Two

A large spacious double bedroom with super high ceilings, uPVC double glazed sash windows to the front and side elevation. There is a radiator and door through to the Jack-and-Jill en-suite.

Bedroom Three

Another large double bedroom with high ceilings, picture rail, dado rail, boxing for the airing cupboard. There is a uPVC double glazed sash window to the rear.

Bedroom Four

A double bedroom with high ceilings, coving, a radiator and a uPVC double glazed sash window to the side elevation.



Shower Room

A refitted shower room with a large glass walk-in shower. There is a vanity unit with a marble effect worktop, a sink with a mixer tap, a concealed waste toilet and further matching storage units with similar worktops. There are electrics, tile to splashback, timber/window and downlighting. There is also a chrome towel radiator.

Garden

There's a sunny South facing courtyard garden, with retained border bedding areas with planting. Secure passage to the front.

Parking

The property has parking for two cars, one at the front which is paved and one is to the side of property in front of the garage which is more for a smart car. There is lawns to the front and inside and beautiful Lady!!'s railings and a gate to the passageway.

Garage

Single garage with opening doors and electrics. Internal door to the hallway.

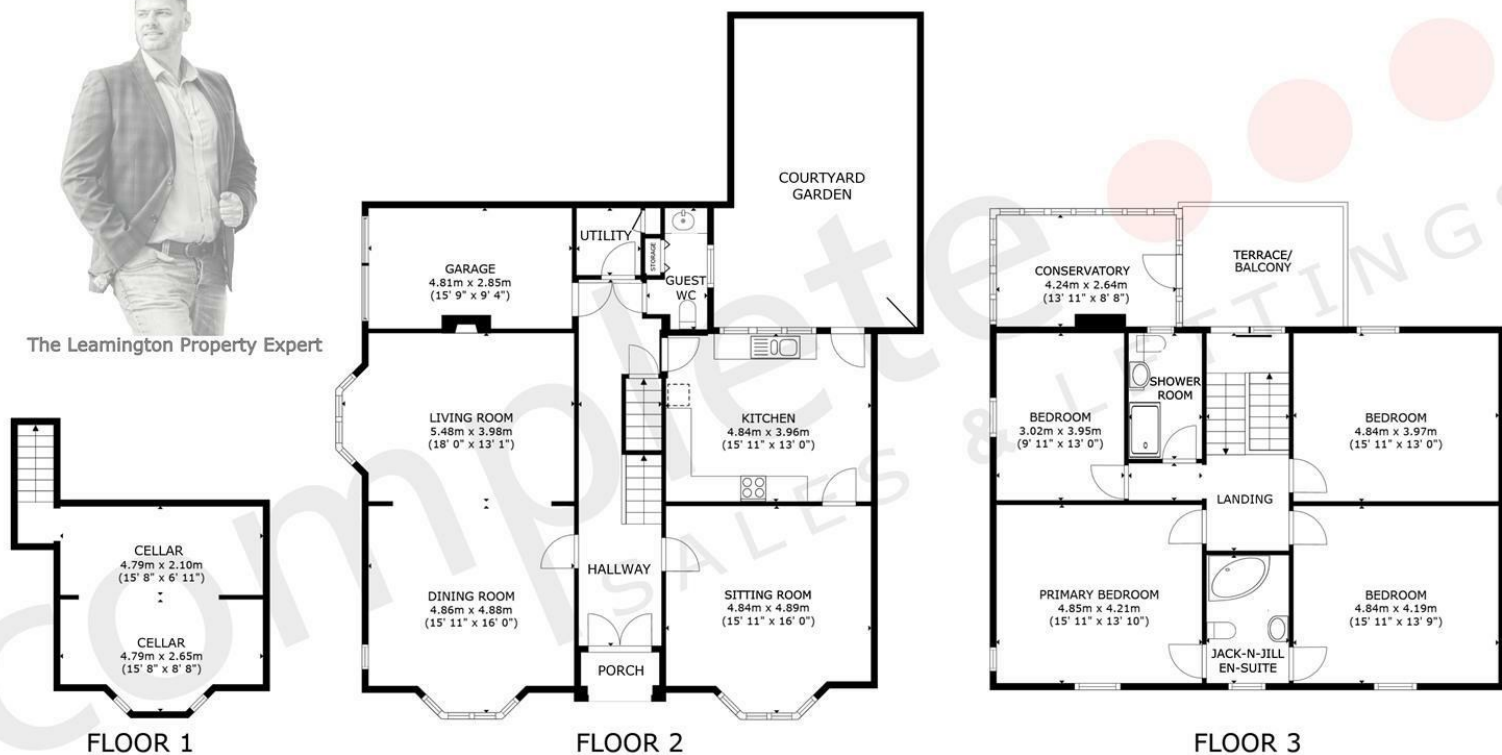
Locating

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, racecourse and Stratford upon Avon. Leamington has amazing schooling with Kingsley School for girls and Arnold Lodge within 500 metres of this home. There are many other schools across Leamington & Warwick including the popular North Leamington School.





The Leamington Property Expert



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GROSS INTERNAL AREA
FLOOR 1 23.9 m² (257 sq.ft.) FLOOR 2 110.0 m² (1,184 sq.ft.) FLOOR 3 109.8 m² (1,182 sq.ft.)
EXCLUDED AREAS : VERANDA 1.9 m² (20 sq.ft.) GARAGE 13.7 m² (148 sq.ft.) PATIO 32.9 m² (354 sq.ft.) BALCONY 10.8 m² (116 sq.ft.)
TOTAL : 243.6 m² (2,622 sq.ft.)

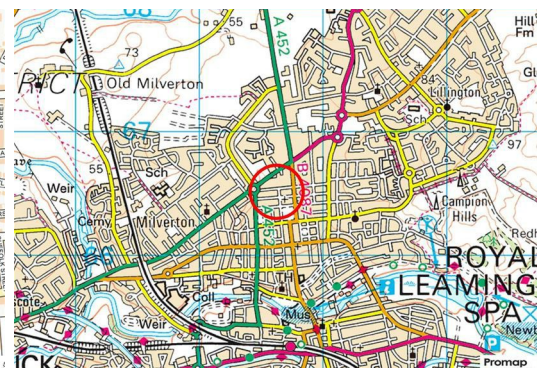
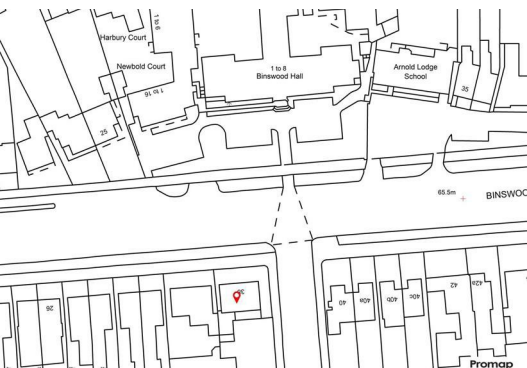
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Matt



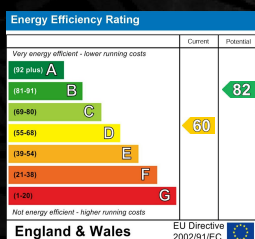


- Victorian Detached Villa
- Four Double Bedrooms
- Features & High Ceilings
- Sitting Room & Kitchen
- Garage & Parking At Front & Small Car Side
- Prestigious Conservation Area
- Two Bathrooms, Utility & WC
- Lounge Diner With Two Bays
- In Need Of Modernisation
- No Chain & Cellars



BINSWOOD AVENUE, 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

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