



THURSFIELD ROAD, LILLINGTON

complete ● ● ●
SALES & LETTINGS





A 1950s very well presented end terraced, with attractive front & rear gardens, being the perfect starter home in Lillington in North East Leamington - having Newbold Comyn Park on your doorstep and only a 15-minute walk to the town centre! It comprises an entrance hall, lounge, kitchen diner, rear hall/store space, two spacious double bedrooms, and a re-fitted stylish bathroom. This great home is being offered with no onward chain.



It's in the details...

Entrance

A modern twin double glazed composite entrance door leading into the hallway, with ceramic tiled flooring, radiator, carpeted staircase leading to the first floor and painted panel door through to the lounge diner.

Lounge

A well-decorated and spacious lounge with carpet flooring, a uPVC double glazed window to the front elevation and a painted panel door through to the kitchen breakfast room.

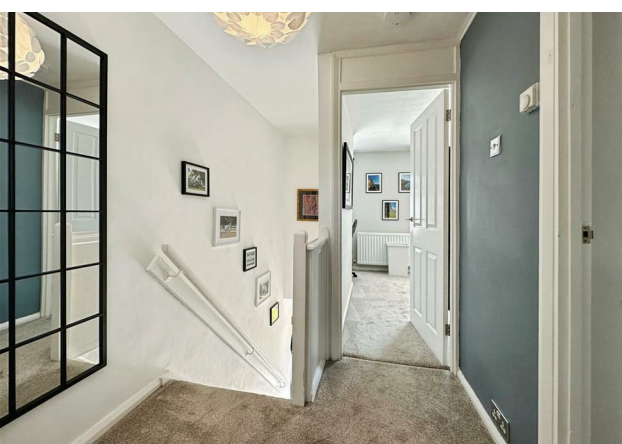


Kitchen/Breakfast

A blue painted kitchen, with worktops, a single bowl stainless steel sink with drainer and chrome taps, space and plumbing for washing machine and dishwasher, electric cooker, extractor hood over, tiled splash-back, space for an upright fridge freezer, double wall mounted radiator, and a uPVC double glazed window overlooking the pretty landscaped garden. Vinyl patterned tile flooring.

Rear Hall

With a continuation of the vinyl patterned tiled flooring, there is fitted shoe storage with timber shelf, high-level timber shelf, a composite double glazed door leads to the garden with a uPVC double glazed window to the side. There is a door to the under-stairs storage cupboard.



Landing

Carpeted landing with painted panelled doors leading to the two bedrooms and bathroom. Loft hatch leading to partially boarded loft.

Bathroom

A very stylish bathroom comprising a white suite which includes a bath with glass shower screen, electric shower over, pedestal hand wash base with chrome taps, a toilet, white bevelled edge tiling to water sensitive areas with chrome trims, an electric mirror, downlights and vinyl decorative pattern flooring. There are two uPVC double glazed windows and a chrome electric towel radiator.



Bedroom One

Very spacious full-length double bedroom with UPVC double windows to the front. There is a radiator. Room is decorated with new carpets and an alcove which they utilise as a study area.

Bedroom Two

The double bedroom, which is nicely decorated, has a large uPVC double-glazed window overlooking the rear garden. There is a fitted storage



cupboard containing the Gas boiler, plus a radiator.

Rear Garden

North-west facing garden with lawn, central pathway leads to a large gravelled and slabbed area perfect for seating, further patio area and lots of evergreen planting. Timber gate to shared side passage, and being enclosed with timber fencing.

Front Garden

An attractive front garden which has a wide pathway and steps down to the front door, a storm porch, picket fence to one side, concrete fencing to the front, lawn, an attractive red Acer tree and gravelled borders.

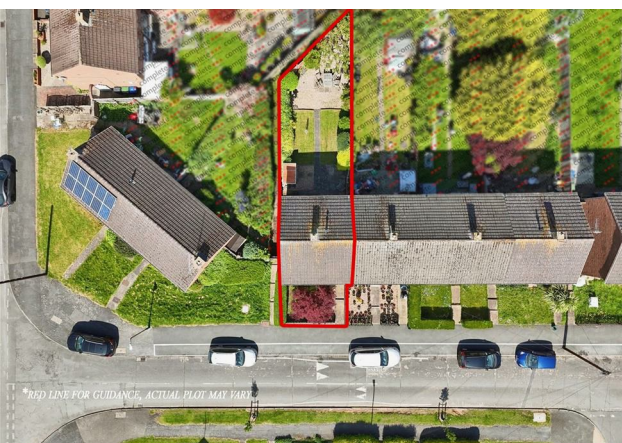
Location

Located in the popular suburb of Lillington, North/East Leamington, a convenient position close to local amenities, a few minutes walk to Newbold Comyn Park and falling within the catchment area of several local schools, including North Leamington Secondary School. Within walking distance to Leamington Spa town centre and all it has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live





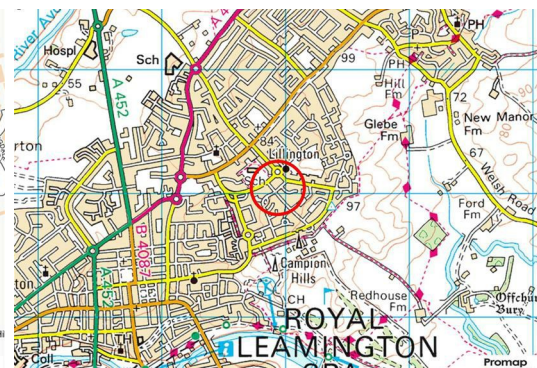
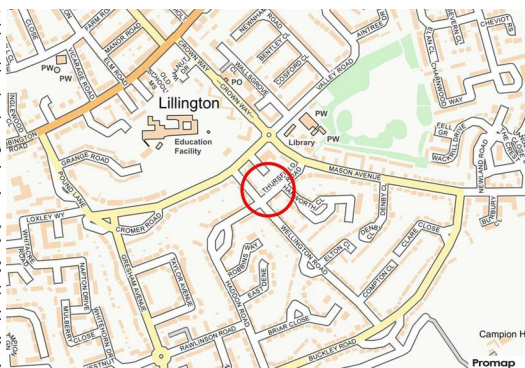
The Leamington Property Expert





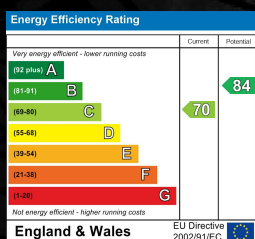
- 1950's End Terrace
- Lounge
- Rear Hall/Store
- Stylish Bathroom
- Walking Distance To Town

- Beautifully Presented
- Kitchen Diner
- Two Double Bedrooms
- Landscaped Front & Rear Gardens
- Offered No Chain



THURSFIELD 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