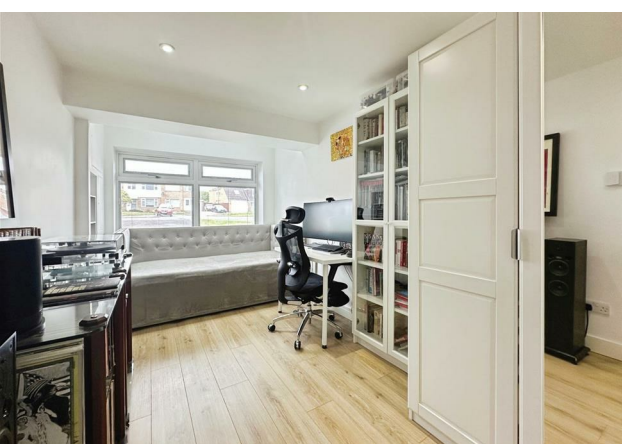




PARKLANDS AVENUE, LILLINGTON

complete ● ● ●
SALES & LETTINGS





An extended semi-detached on Parklands Avenue, which is in Lillington, located North East Leamington Spa, backing onto beautiful Warwickshire countryside. The home comprises an extended large wide entrance hallway, lounge diner with bifold to the garden, the kitchen, the ground floor shower room, a converted garage which is used as either a study or bedroom number four. Upstairs are three bedrooms, a bathroom bath/sauna and a separate WC. A low-maintenance landscape garden with a raised terrace that enjoys the countryside and parking to the front for 2 to 3 cars. This property is offered with no chain. The property is fully wired with Ethernet points and media connections throughout the ground floor and a 7 kw car charger is installed.

It's in the details...

Entrance Hall

Very spacious and extended entrance hall, with a composite door and side uPVC double glazed matching windows with internally fitted blinds. There is timber-effect laminate flooring, lots of downlighting, a four-column traditional white radiator and a staircase with open storage to the first floor. Arch through to a hall that continues which has a glazed door to the kitchen and a door to the guest WC. There is modern doors through to the lounge diner and study.

Ground Floor Shower Room

With a tiled shower enclosure with bi-fold glass door, an electric shower, a chrome towel radiator, a sink, a toilet, an extractor and a uPVC double glazed window.

Study

With a continuation of timber effect laminate flooring, downlighting, fitted storage and a uPVC double glazed window to the front with internally fitted blinds and a radiator.

Lounge Diner

An extended lounge diner with timber effect laminate flooring, wall lighting, flat skylight and a three-column white tall traditional radiator. There was a glazed door through the kitchen and there's amphocyte bi-folding aluminium doors with fitted internal blinds that lead to the garden.

Kitchen

Beech kitchen units and worktops, with a stainless steel sink with a mixer tap, two drainers, space for a gas oven, space and plumbing for a washing machine and there is a double glazed window with a view of the garden and the field behind.

Landing

There's a spacious well-decorated landing with a storage cupboard, a uPVC double window, a loft hatch, doors to the three bedrooms, the bathroom and the separate toilet

Bedroom One

A double bedroom with some fitted wardrobes, a radiator and a uPVC window to the front.

Bedroom Two

Spacious double bedroom with timber effect laminate flooring, a radiator and a uPVC double glazed window with a panoramic view of Warwickshire countryside.

Bedroom Three

A single bedroom with a wardrobe over the stairwell, laminate flooring, a radiator and a uPVC double glazed window.



Bathroom

Stylish bathroom, with Aqua panelling, two chrome towel radiators, a Jacuzzi bath with mains shower that has aqua jets and a rainfall shower with speakers. A vanity sink unit with a mono-bloc mixer tap, a concealed waste toilet and a uPVC double window. Panelled ceiling, an extractor and down-lights.

Separate WC

With aqua panelling, a vanity sink unit with mono bloc mixer tap, a concealed waste toilet, an extractor, panelled ceiling and a uPVC window.

Beautifully Landscaped Garden

The rear garden offers the perfect outdoor escape, with an elevated patio ideal for al fresco dining, a low-maintenance astro-turfed lawn, and breathtaking views of the surrounding countryside. This tranquil space provides the ideal setting to relax or entertain with friends and family. There is also a composite 7ft x 12ft shed with lighting and electrical sockets.

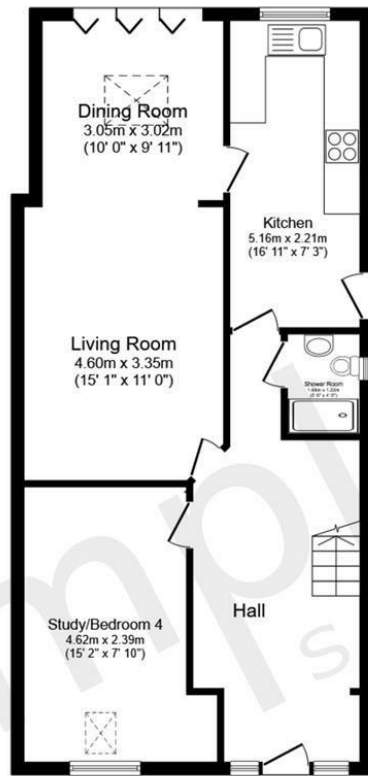
Parking

The property benefits from a spacious driveway with ample room for multiple vehicles, ensuring convenience for families and visitors alike.

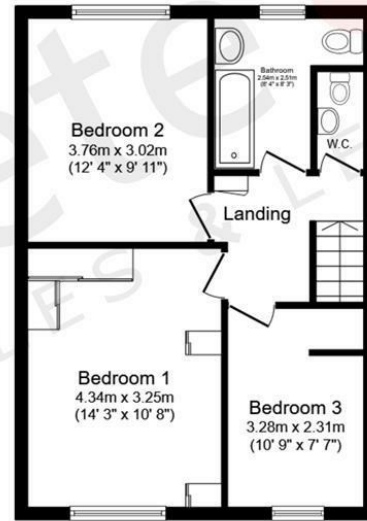
Advanced Tech & Connectivity

The property is fully wired with Ethernet points and media connections throughout the ground floor, perfect for home entertainment or remote working.





Ground Floor
Floor area 69.2 sq.m. (745 sq.ft.)



First Floor
Floor area 46.2 sq.m. (498 sq.ft.)

Total floor area: 115.4 sq.m. (1,242 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

complete ●●●
SALES & LETTINGS



The Leamington Property Expert



For electric vehicle owners, a 7kW car charger is already installed, making the home future-ready for eco-friendly living.

Location

Parklands Avenue offers easy access to Leamington Spa town centre with easy links to public transport. The property also lies within the catchment for schools, including North Leamington Secondary School and Telford Infant and Primary Schools.





- Semi Detached
- Extended
- Kitchen
- Study/Bedroom
- Off Road Parking

- Three/Four Bedrooms
- Fields Views
- Dining & Living
- Two Bathrooms
- North East Leamington



PARKLANDS AVENUE, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		84
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS