



CHESTNUT SQUARE, LILLINGTON

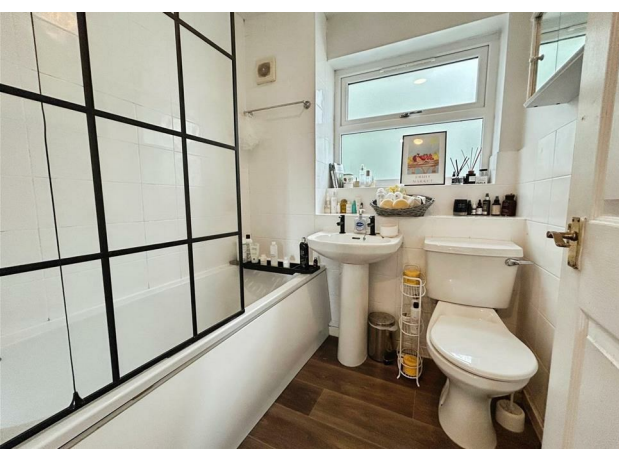
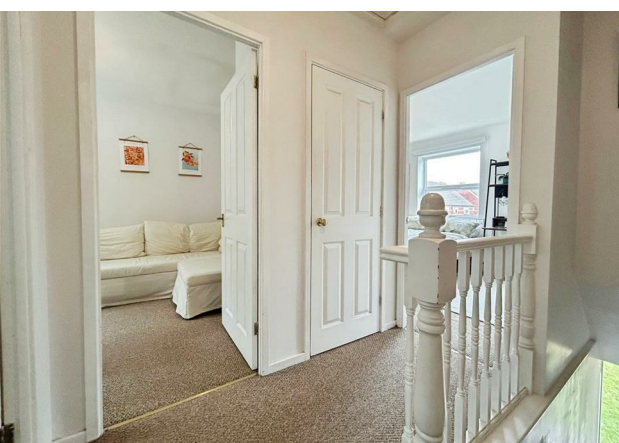
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SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY







A stylish end terrace home built by Messrs AC Lloyd around 1996, in the popular North Leamington development of Chestnut Gardens, which is within walking distance of the town centre. The property comprises an entrance hall, stylish lounge, open-plan kitchen-diner, family bathroom, two double bedrooms, plus a west-facing rear garden. Other benefits include a lovely garden front with railings and a private block-paved parking space. There is a communal green area and the location proves very popular with professionals and families alike.

#### Entrance Hall

A welcoming entrance hall featuring stylish dark wood-effect flooring and a composite entrance door with obscured glass panels. The space is enhanced by a central heating radiator, ceiling light point, and access to the living room, with stairs leading gracefully to the first-floor accommodation.

#### Living Room

A spacious living room filled with natural light from a front-facing double-glazed window. The room features wood-effect flooring, a central heating radiator, and a charming fireplace surround. Additional practicality is provided by a generous under-stair storage cupboard.

#### Kitchen Diner

A well-presented fitted kitchen offering a range of base and wall units with storage cupboards and drawers, complemented by high-gloss work surfaces and a stainless steel sink with mixer tap. Features include a tiled splashback, space for appliances including washing machine, fridge-freezer, and cooker, along with stylish tiled flooring. The dining area comfortably accommodates a six-seater table, enhanced by ceiling spotlights, a central heating radiator, and patio doors opening directly to the rear garden. A rear-facing double-glazed window provides additional natural light.

#### Landing

A fully carpeted landing featuring a painted wood balustrade, ceiling light point, and loft access. A useful storage cupboard houses the boiler, with doors leading to the family bathroom and two bedrooms.

#### Family Bathroom

A partly tiled family bathroom fitted with a pedestal hand wash basin, low-level WC, and a bath with shower over and complementary glass screen. The room is finished with wood-effect flooring, a ceiling light point, and a central heating radiator.

#### Bedroom One

A spacious and bright double bedroom featuring dual-aspect double-glazed windows to the front, mirrored fitted wardrobes, and a useful over-stairs storage cupboard. The room is fully carpeted and includes a ceiling light point and central heating radiator.

#### Bedroom Two

A versatile fully carpeted double bedroom, currently arranged as a home office but easily adaptable as a guest or second bedroom. The room benefits from a large rear-facing double-glazed window, central heating radiator, and ceiling light point.





### Rear Garden

A timber-fenced rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation. The garden includes a useful shed and gated side access leading to both the front and rear of the property.

### Front & Parking

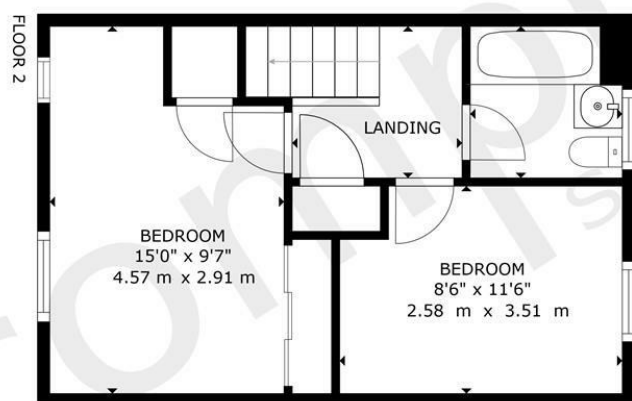
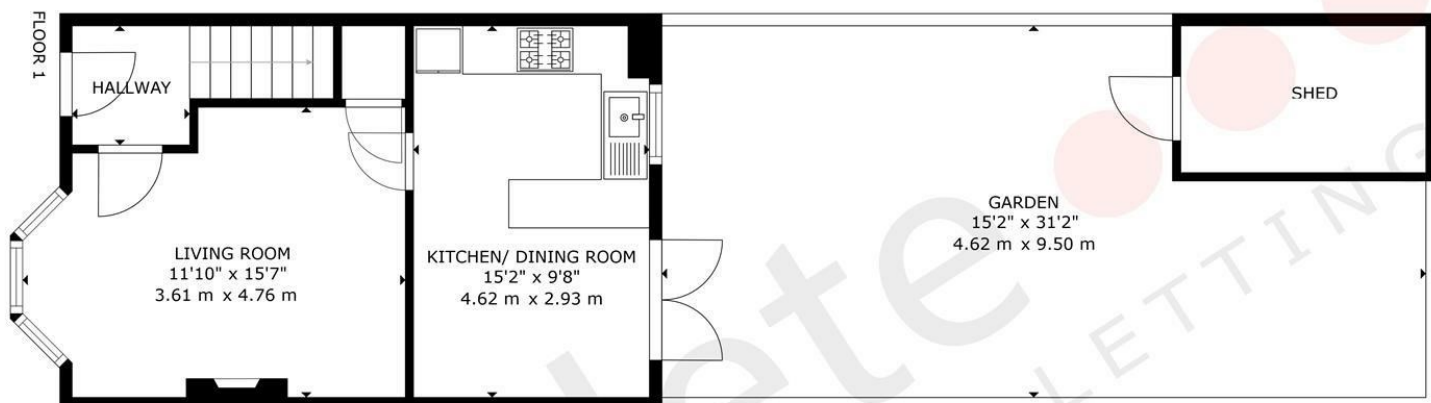
A neatly presented front garden laid to lawn, complemented by a private parking space for one vehicle and a second allocated space a short distance from the property.

### Location

Situated in an attractive row of bay fronted homes, in the popular North Leamington location of Chestnut Gardens, which was a development built in 1996 by premier builders AC Lloyd, and it was built around a well maintained central open green which this property faces. The property is close to the town centre with its parks and gardens on offer. Also the Parade is only a short walk to where an array of coffee shops, restaurants, boutique shops are available. With Leamington Spa being voted as one of the Top 3 towns to live within as suggested by The Times. There are also great road networks nearby giving access to the M40 and M1 motorways as well as the Fosse Way for travel to local towns nearby including Stratford Upon Avon, Birmingham and Warwick to name a few. The Leamington railway station is only minutes drive, with trains to London in just over one hour. School catchments for this property are second to none falling within many private and state schools.

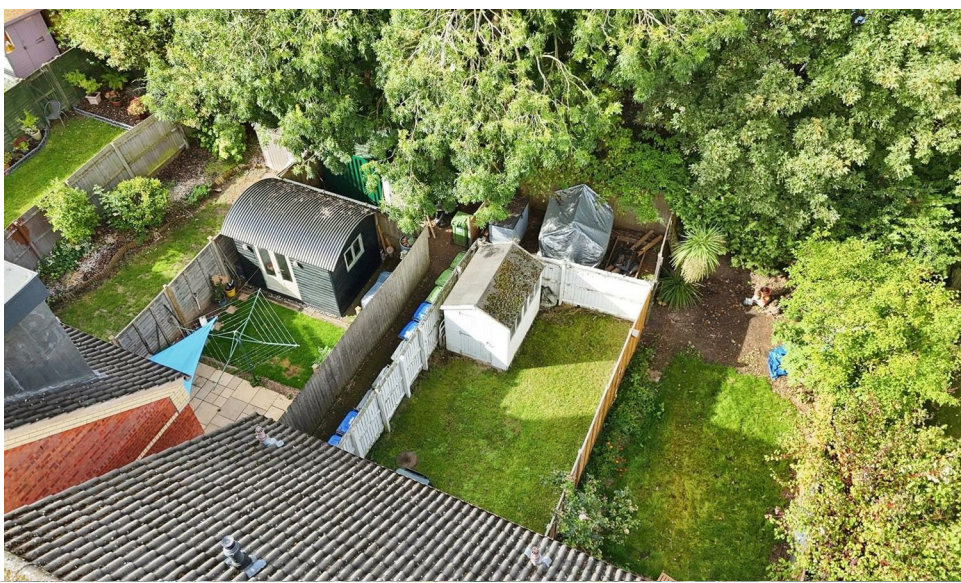
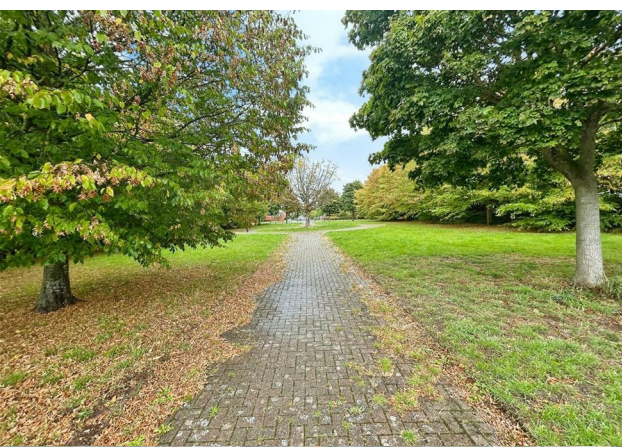






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GROSS INTERNAL AREA  
FLOOR 1: 427 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 350 sq. ft, 32 m<sup>2</sup>  
TOTAL: 777 sq. ft, 71 m<sup>2</sup>  
EXCLUDED AREA: GARDEN: 407 sq. ft, 37 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL







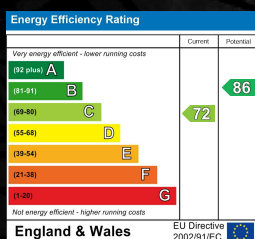
- End Terrace Property
- Facing The Green
- Newly Decorated
- Allocated Parking Space
- North Leamington Location

- Two Double Bedrooms
- Kitchen Diner
- Family Bathroom
- Front And Rear Garden
- First Time Buyer Or Investor Opportunity



## CHESTNUT SQUARE, LEAMINGTON SPA

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



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