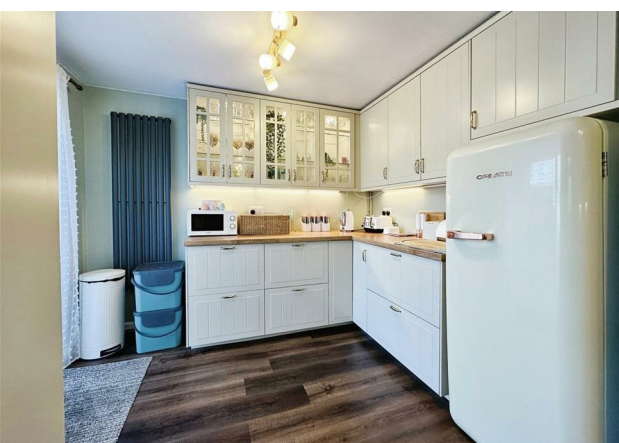
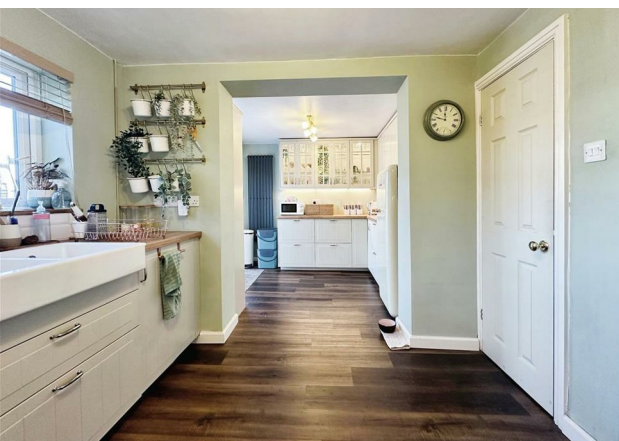




VALLEY ROAD, LILLINGTON

complete ● ● ●
SALES & LETTINGS





An extended 1970s semi-detached home, in Lillington which is North East Leamington. This spacious family home comprises hallway, large lounge, dining room, kitchen, four bedrooms, bathroom, en-suite and a separate WC. There is off-road parking, a good-size rear landscaped garden and a summer house. Offered no chain. The local area has plenty of shops, a few pubs and takeaways to choose from. Local schools and North Leamington catchment.

It's in the details...

Hallway

Modern composite entrance door leads into the hallway which has walnut effect flooring, timber staircase with oak treads leads to the first floor, under stairs storage cupboard, radiator, doors through to 2 reception rooms and breakfast kitchen

Lounge Diner

With fitted with dark timber effect laminate flooring, stone feature fireplace, coving, two radiators, uPVC double glazed window to the front elevation and large uPVC double glazed French doors to the garden.

Sitting Room

Fitted with dark timber effect laminate flooring, coving, double radiator and a uPVC double window.

Breakfast Kitchen

Timber click vinyl flooring, off-white kitchen with brass handles, ceramic double bowl sink with surface mounted brushed mixer tap, timber effect worktops, under counter lighting, dishwasher, fitted oven, five ring gas hob, tiled splashback with extractor over. Cupboard housing the gas combination boiler. There is a uPVC double glazed window pleasant view of the garden with oak shelf. Storage cupboard below the stairs, square opening to more kitchen cupboards, worktops and glass display cabinets with lighting. Further under counter lighting, a radiator and uPVC double glazed French doors to the garden.

Landing

A spacious landing, with panel doors through to the four bedrooms and family bathroom. Loft hatch to the boarded loft.

Bedroom One

We have timber effect laminate flooring, a whole wall of modern fitted wardrobes with drawers, brass handles and shelving. A large uPVC double glazed window to the front elevation and there is a radiator

Bedroom Two

A spacious bedroom with a uPVC double glazed window and door through to the en-suite shower.

En-Suite

Quadrant glass door shower enclosure with an electric shower, large sink unit with vanity storage and mixer tap, toilet, white towel radiator, fully tiled walls, extractor and a uPVC double glazed window.

Bedroom Three

Double bedroom with a large a uPVC double glazed window overlooking the garden. There was a radiator and door through to a WC.

Bedroom Four

With timber laminate flooring, useful storage cupboard above the stairwell with large shelf, recessed shelving, radiator and a uPVC double window.

Family Bathroom

Fitted with a modern in-frame built cupboard with quartz worktop and surface mounted bowl sink with surface mounted mixer tap. Concealed waste toilet, a bath with a mixer tap and thermostatic rainfall shower with handheld attachment. There is half-height panelling, a uPVC double glazed window and a towel radiator.



WC

Toilet, sink unit with vanity storage and mix it up. Tiled splash-back and extractor.

Rear Garden

A landscaped rear garden with a large area of painted decking with a pergola and picket fencing. A gate & step down to a gravel pathway with stepping stones, barked planting with Evergreen and a square area of lawn with barked bedding borders. There is further timber deck walkway with a further raised timber terrace with rope balustrades.

Summer House

There is a timber summerhouse with electrics, double glazed windows and double glazed French doors. Laminate flooring.

Parking

Large gravelled frontage for Parking 2 to 3 cars, barked bedding borders, a small height brick wall to the front and a timber built storm-porch with lighting.

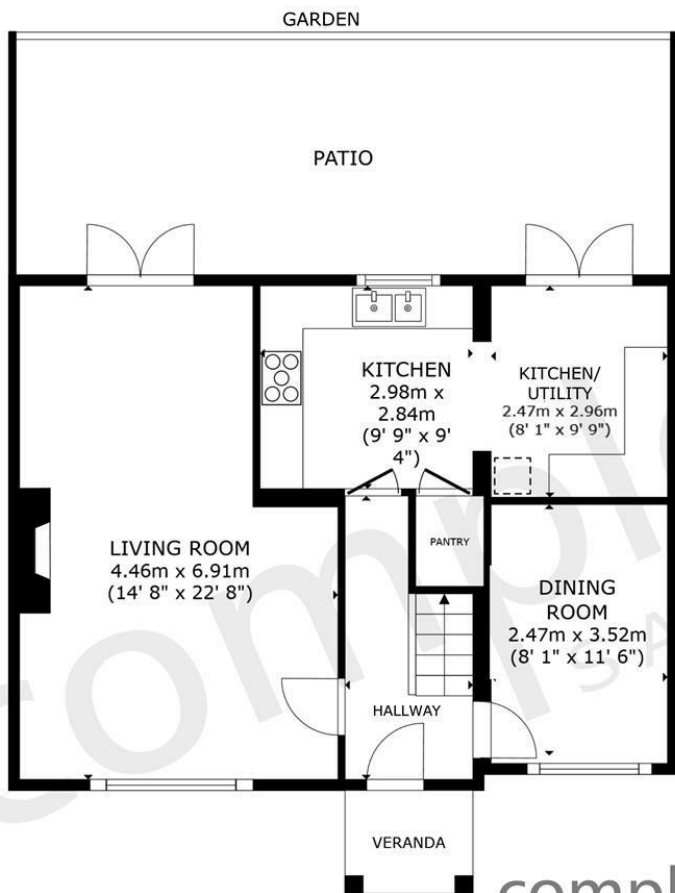
Location

North East Leamington Spa includes the residential area of Lillington, which is situated approximately 1.5 miles from the town centre. The area is mainly residential and is known for its quiet streets and family-friendly atmosphere.

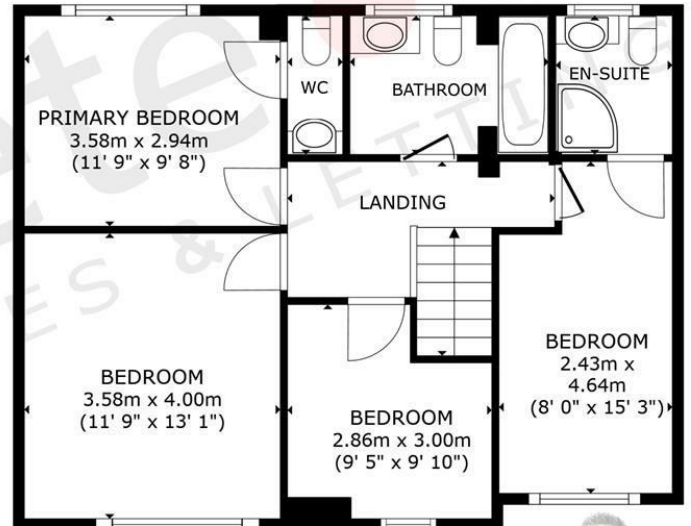
Lillington has a range of local amenities, including several shops, pubs, and restaurants, as well as a community centre and a library. The area is also home to several schools, including primary and secondary schools, making it popular with families.

For those who enjoy spending time outdoors, there are several parks and green spaces in the area, including Lillington Green, Cubbington Play area, Mason Avenue Park and Lillington is also within easy reach of the countryside, with the nearby Kenilworth Common and Burton Dassett Hills Country Park both popular destinations for walkers and cyclists.





FLOOR 1

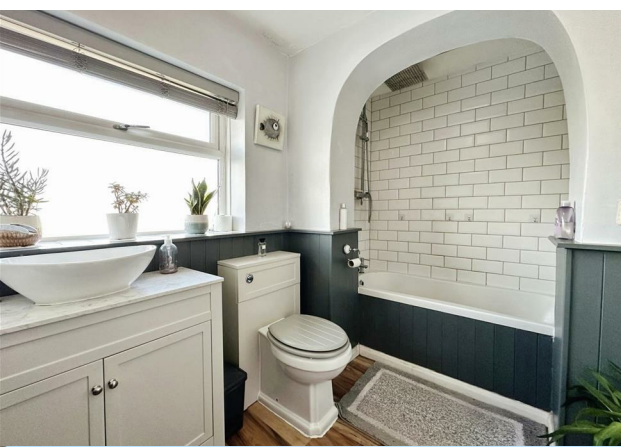


FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 89.3 m² (962 sq.ft.) FLOOR 2 63.0 m² (678 sq.ft.)
EXCLUDED AREAS : PATIO 30.2 m² (325 sq.ft.) VERANDA 2.6 m² (28 sq.ft.)
TOTAL : 152.3 m² (1,639 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

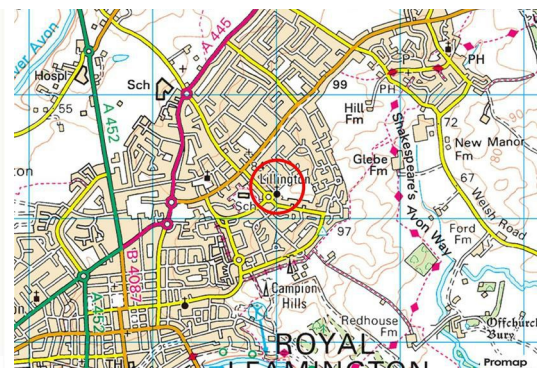
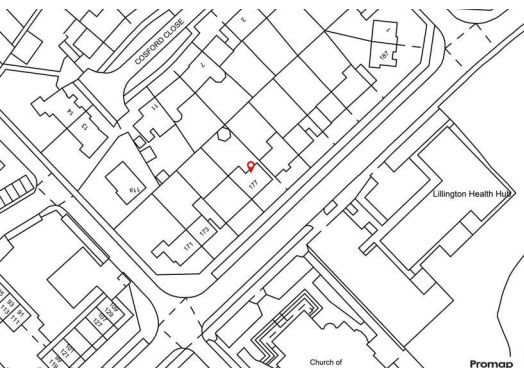


Overall, North East Leamington Spa is a desirable location for those looking for a quiet, family-friendly area with good access to local amenities and the countryside.



- Semi Detached
- Three Bathrooms
- Large Lounge
- Off Road Parking
- Summer House

- Four Bedrooms
- Dining Room
- Breakfast Kitchen
- Landscaped Garden
- No Chain



VALLEY ROAD, 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	85

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