



CHARNWOOD WAY, LILLINGTON

complete ● ● ●
SALES & LETTINGS





A 1970s Georgian-style mid-terrace home, offering excellent potential for modernisation and situated in this popular family area of Lillington, North East Leamington Spa. The property would make a wonderful family home and comprises an entrance hall, spacious lounge diner, breakfast kitchen, three bedrooms and a re-fitted, fully tiled shower room. Outside, there is off-road parking and a lawned frontage, together with a good-sized established rear garden. The property also benefits from an en-bloc garage and is offered for sale with no onward chain.

It's in the details...

Hallway

A uPVC double-glazed entrance door leads into the carpeted hallway, with a staircase rising to the first floor and useful open storage beneath, housing the electrical consumer unit. Doors lead through to the breakfast kitchen and lounge diner.

Lounge Diner

A spacious reception room with a gas fire, uPVC double-glazed bow window to the front with a useful deep sill, and double-glazed sliding patio doors opening onto the rear garden.

Breakfast Kitchen

Fitted with the original kitchen, including a sink, space for a gas cooker and a wall-mounted gas heater. There is a useful understairs storage cupboard, a uPVC double-glazed window overlooking the garden and a glazed uPVC door providing access to the rear.

Landing

A carpeted landing with a useful shelved storage cupboard and doors leading to the three bedrooms and shower room.

Bedroom One

A double bedroom with a uPVC double-glazed window overlooking the rear garden.

Bedroom Two

A double bedroom with two uPVC double-glazed windows to the front elevation.

Bedroom Three

A single bedroom with boxed-in stairwell and a uPVC double-glazed window.

Shower Room

A re-fitted and fully tiled shower room comprising a glass quadrant shower enclosure with Triton electric shower, pedestal wash hand basin with mixer tap and WC. There is also a wall-mounted electric heater and a uPVC double-glazed window.

Rear Garden

A good-sized established rear garden with a patio seating area leading onto a generous lawn, with shaped and well-stocked borders containing a variety of mature shrubs and small trees. The garden is enclosed by timber fencing and has a pedestrian gate providing rear access.



Front & Drive

The property benefits from an off-road parking space together with a lawned frontage.

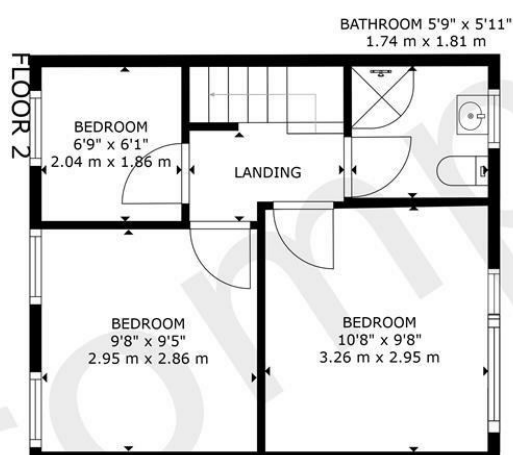
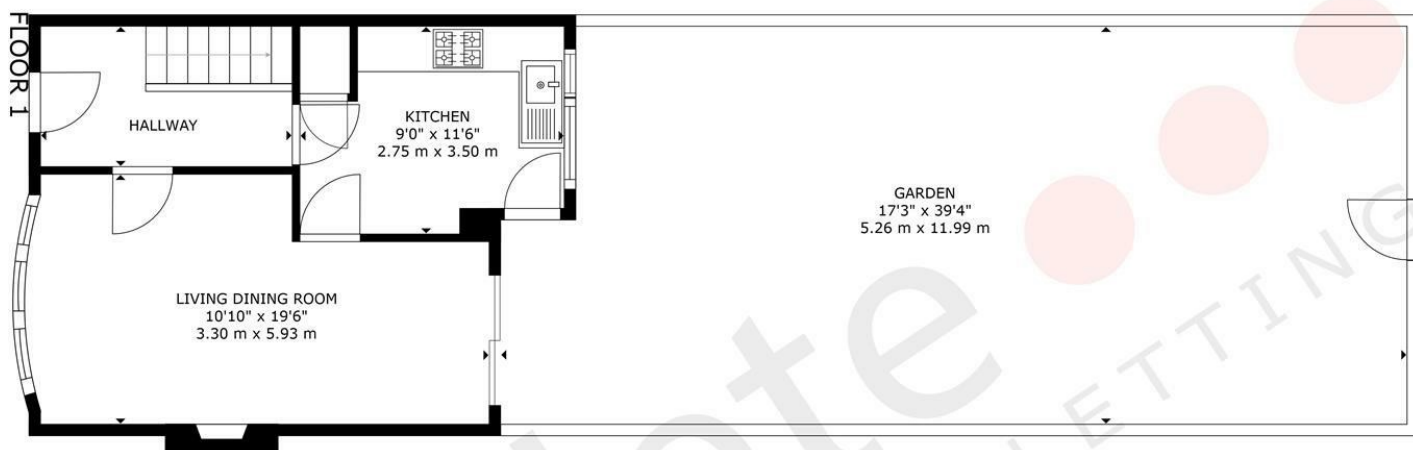
Garage

An en-bloc garage with an up-and-over door.

Location

Charnwood Way is situated within the popular residential area of Lillington, on the North East side of Leamington Spa, making it particularly convenient for families, commuters and those wanting easy access to both the town and surrounding countryside. The area offers a good selection of local amenities, shops, schools and everyday facilities, with Telford Infant School, Telford Junior School and North Leamington School all within the wider area. Leamington Spa town centre is within easy reach, offering its excellent selection of independent shops, cafés, bars and restaurants, together with the beautiful Jephson Gardens, Newbold Comyn and the Parade. For those who enjoy the outdoors, there are numerous nearby green spaces, parks and countryside walks, while Newbold Comyn provides extensive recreational facilities and open space. The location is also well placed for access towards Cubbington, Kenilworth, Warwick and Coventry, with good road links to the wider Midlands motorway network. Leamington Spa railway station provides regular services to Birmingham and London Marylebone, making this a convenient and well-connected location for both families and commuters.





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GROSS INTERNAL AREA
FLOOR 1: 362 sq. ft, 33 m², FLOOR 2: 324 sq.ft, 30 m²
TOTAL: 686 sq. ft, 63 m²

EXCLUDED AREA: PATIO: 651 sq. ft, 60 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



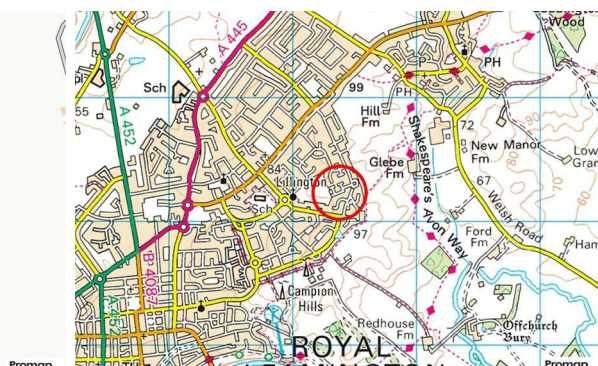
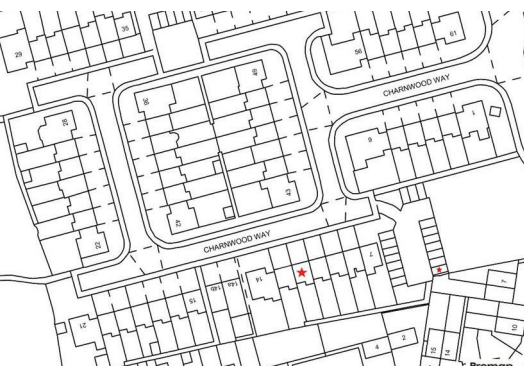
The Leamington Property Expert





- Georgian Style Terrace
- Living Dining Room
- Bathroom
- En-Bloc Garage
- In Need Of Some Modernisation

- Three Bedrooms
- Breakfast Kitchen
- Off Road Parking
- Popular North East Leamington
- No Chain



CHARNWOOD WAY, 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 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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