



FININGS COURT, THE MALTINGS

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SALES & LETTINGS



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FOR SALE



An eye-catching mews home set in a cul-de-sac in the beautiful grounds of The Maltings development, in prestigious North Leamington, constructed by AC Lloyd in the 1980's. The property comprises: hall with storage, a guest WC, a large open plan bay fronted lounge diner, a kitchen, three well-proportioned bedrooms and a bathroom with a feature arch window. There is a garden and parking to the front and an allocated parking space in the car port. The rear garden has just been landscaped and there is a very pleasant green view of trees and the school sport field behind. This location is walking distance to the town centre, train station and beautiful parks! Also a selection of good local schools.



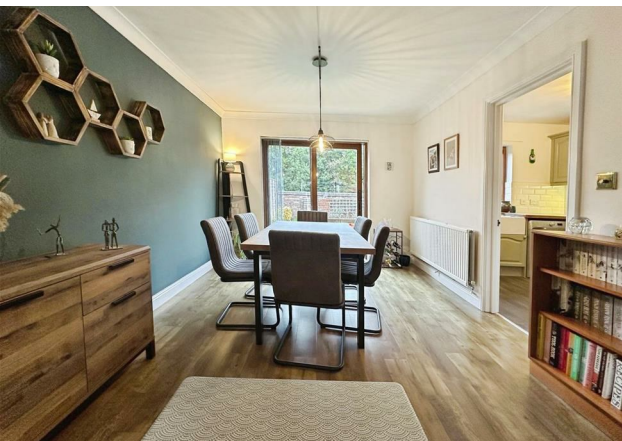
It's in the details...

Entrance

Timber door with two double glazed panels leads into the hallway, that has a large area of fitted doormat, doors through to the lounge diner, storage cupboard and the guest WC.

Guest WC

There is decorative tile effect wallpapering, a stylish vanity unit in a heritage style, a sink and a chrome mixer tap. Also a toilet, an extractor, a radiator and tiled flooring.



Lounge Diner

A large open plan space with beautiful timber effect luxury vinyl tile flooring, feature painted wall with wall lighting, open under-stairs storage, two radiators, a timber double glazed bay window to the front and a timber double glazed sliding patio door to the rear garden. Door to kitchen.

Kitchen

Painted solid timber cupboards and drawers with brushed chrome door handles, fitted oak worktop with a Belfast sink and a surface mounted mixer tap. There is a four ring gas hob with extractor over, there's a double fitted oven, a fitted fridge freezer, space & plumbing for a washing machine and space & plumbing for a dishwasher. There's a timber double glazed window looking to the rear garden. There is bevelled edge brick splash-back tiling and a wall mounted Worcester gas boiler.

Landing

Timber effect luxury vinyl tile flooring, timber balustrade, loft hatch to the part boarded loft and there is a deep storage cupboard with shelving. Doors to the three bedrooms and bathroom.



Bedroom One

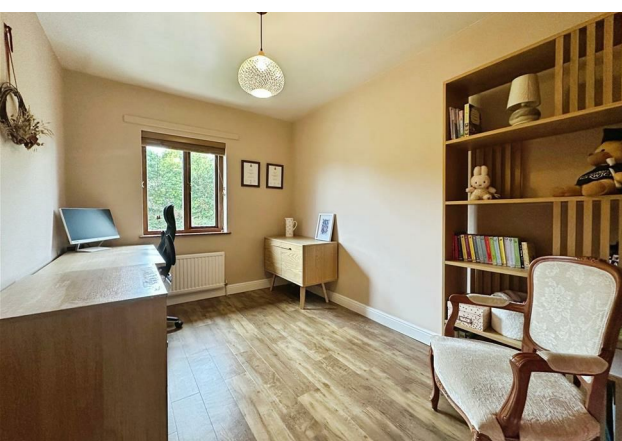
With the continuation of the timber effect luxury vinyl tile flooring into a large double bedroom which has coving to the ceiling, a feature painted wall, fitted wardrobes, a radiator and a timber double glazed window with a great view of the playing field and trees beyond.

Bedroom Two

A spacious double bedroom, with timber effect luxury vinyl tiled flooring, a radiator, coving to ceiling, two double fitted wardrobes and a timber double glazed window with a view of the courtyard to the front.

Bedroom Three

There is timber effect luxury vinyl tiled flooring into the double bedroom, which has a radiator and a timber double glazed window with a great view of the playing field and trees beyond.



Bathroom

A spacious bathroom with vanity storage units, a fitted Villeroy & Boch sink and a concealed waste toilet. It has a useful shelf, a feature brick arch- timber double glazed window with modern fitted shutters. There is a deep bath, with glass shower screen, wall fitted mixer tap and a thermostatic rainfall shower with handheld attachment. Half-height tile walls, vinyl flooring, an extractor and a chrome towel radiator.



Rear Garden

A south-west facing rear garden that has an area of patio, lawn area and raised bedding and bedding borders that have planting. There is a brick wall to the rear which allows a view of the playing fields and trees beyond. Perimeter fencing with a gate to the passageway. Outside tap and an outside brick store.

Parking & Front

A block paved drive for parking one car to the front. There is a lawned area and planting.

Car Port

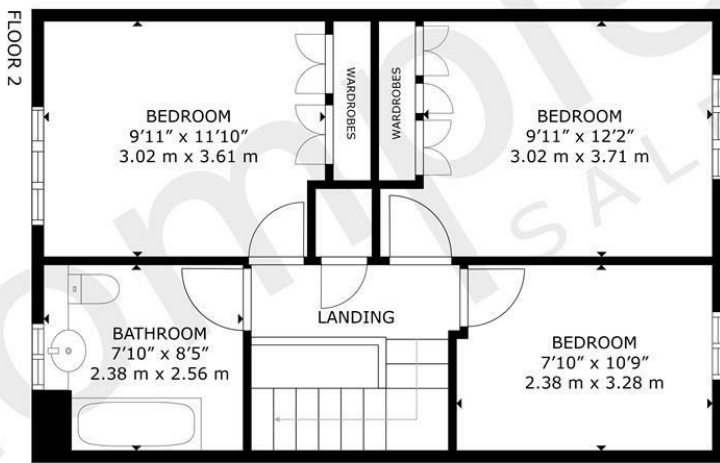
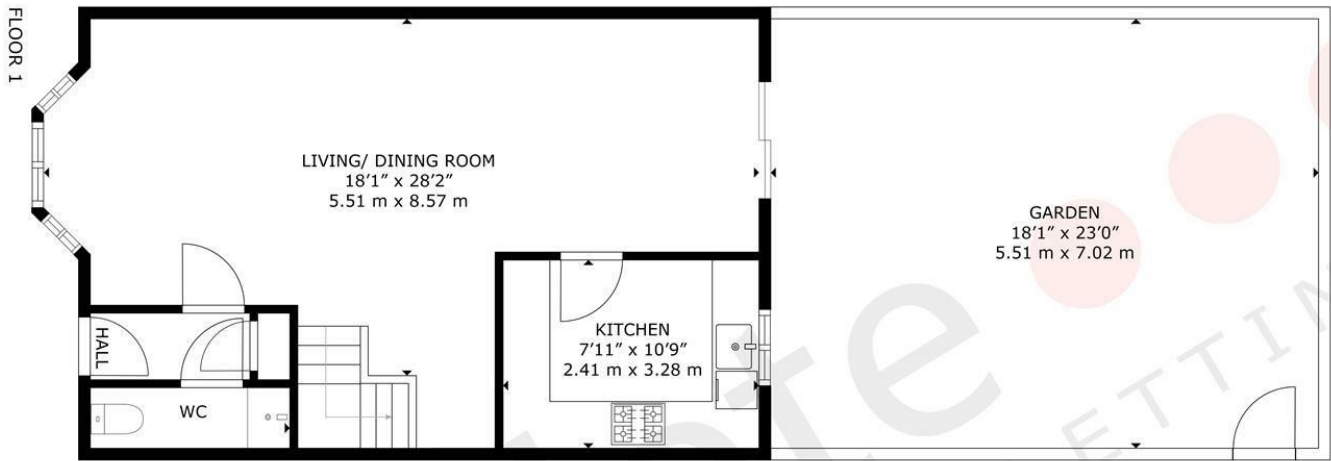
There is allocated carport parking space which is brick built with tile roof and lighting.

Location

The Maltings is an award-winning conversion by local builders AC Lloyd just off Lillington Avenue to the North of Leamington Spa town centre and formerly part of the site for the old Leamington Brewery, originally dating to 1841- more information can be read up at - maltingshistory.com, but has a selection of converted old buildings, modern homes and high-end apartments- all set around beautifully manicured grounds. The property is within the catchment area for the popular Milverton Primary School and North Leamington School.

Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, and bars, offering a unique shopping, dining, and cultural experience. With its stunning architecture, wide tree-lined avenues, historic squares, beautiful parks & gardens, it is a trendy place to live. The A46 is approximately three miles from the property and is close to excellent transport links to the heart of the Midland motorway network such as the M40. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham, and a wide range of further centers and is positioned 1.47 km from the property.



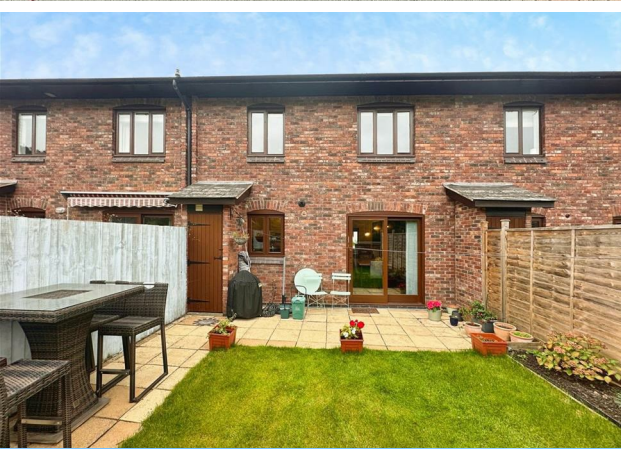


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GROSS INTERNAL AREA
FLOOR 1: 520 sq. ft, 48 m², FLOOR 2: 508 sq. ft, 47 m²
TOTAL: 1,028 sq. ft, 95 m²
EXCLUDED AREA: PATIO: 416 sq. ft, 39 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

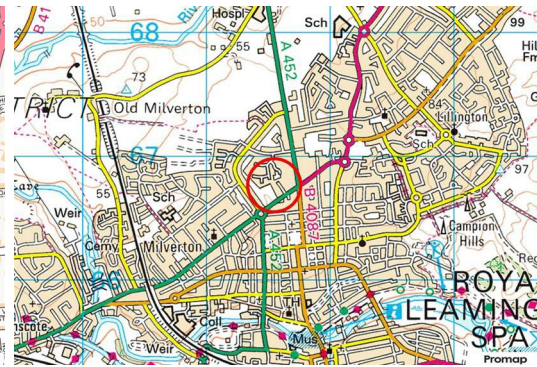
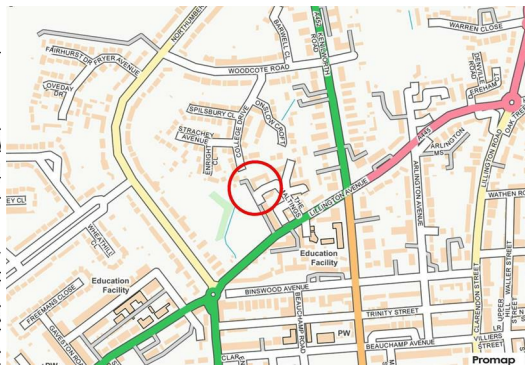
The Leamington Property Expert





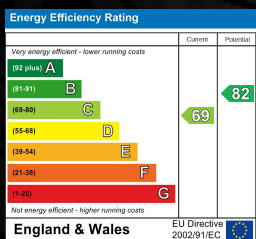
- A Modern Mews
- Hallway, Kitchen & Guest WC
- AC Lloyd Exclusive Development
- Parking & Carport Parking
- Green Views To Rear

- Three Good Size Bedrooms
- Bay Fronted Lounge Diner
- Front & Rear Gardens
- Cul-De-Sac
- Prestigious North Leamington



FININGS COURT, 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

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