COMPTON CLOSE, LILLINGTON

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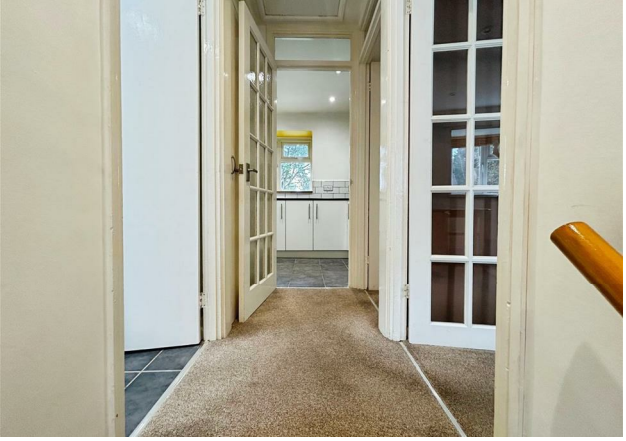
SALES & LETTINGS



A stylish and much-improved first floor one-bedroom maisonette, situated in the popular residential area of Lillington, to the north east of Leamington Spa. The property has been well maintained and upgraded by the current owner and is presented in excellent condition throughout.
The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a comfortable lounge, modern kitchen, recently refitted bathroom and a spacious double bedroom. The property also benefits from an excellent amount of storage, together with its own private garden.
An ideal opportunity for a first-time buyer, this attractive home is ready to move straight into and is offered for sale with no onward chain.

Frontage

The property enjoys a well-maintained and attractive frontage, with a neatly laid paved pathway leading to the front entrance. The garden is predominantly laid to gravel for ease of maintenance and features established shrub borders, mature hedging and a central ornamental tree, creating a pleasant and private approach to the property. The front garden is enclosed by timber fencing and hedging, with a gated side pathway providing access towards the rear garden.

Entrance Hall

Accessed via a private entrance door, this useful entrance area features carpeted stairs rising to the first-floor accommodation, together with additional shelving and fitted ladders providing excellent storage and convenience. There is also a ceiling-mounted clothes airer, central heating radiator, recessed spotlights and an obscured double-glazed window. A large storage cupboard and easy access to the loft via a ladder provides further useful storage space.

Lounge

A bright and comfortable lounge featuring a decorative fireplace with attractive surround and tiled hearth. The room is fully carpeted and benefits from recessed ceiling spotlights, a double-glazed window to the front elevation, central heating radiator and useful wall-mounted shelving. There is ample space for sofas and, if required, a small dining table.

Kitchen

A well-proportioned refurbished kitchen featuring a double-glazed window overlooking the rear elevation and attractive tiled flooring. The kitchen is fitted with a range of base-level storage cupboards and drawers, complemented by tiled splashbacks, a four-ring gas hob with oven and a stainless steel sink and drainer with mixer tap. There is space for a fridge freezer and washing machine, together with a useful breakfast bar and a large storage cupboard/pantry. Recessed spotlights provide additional illumination, while the wall-mounted boiler is discreetly housed within the kitchen.

Bedroom

A spacious double bedroom, newly carpeted and enjoying plenty of natural light from the double-glazed window to the rear elevation. The room benefits from recessed ceiling spotlights, a central heating radiator and a useful storage cupboard/wardrobe, with ample space for additional bedroom furniture.

Bathroom

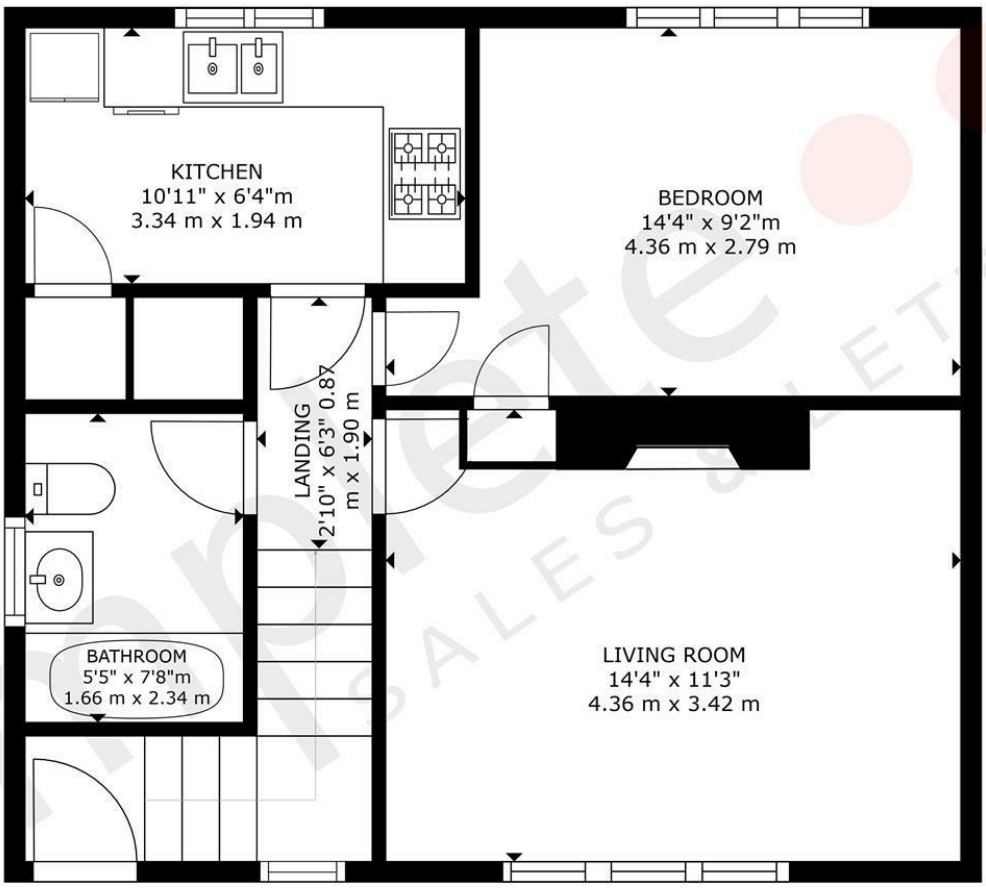
A newly fitted contemporary bathroom with attractive tiled walls and flooring. The suite comprises a low-level flush WC, ceramic wash hand basin with mixer tap and useful two-drawer vanity unit beneath, together with a panelled bath with mixer tap and power shower over. Further features include a chrome heated towel radiator, shaving point, recessed ceiling spotlights and an obscured double-glazed window to the side elevation.

Rear Garden

The rear garden offers a private and established outdoor space, featuring a paved patio area providing space for seating and outdoor dining, leading onto a predominantly lawned garden with mature planting and established trees. The garden is enclosed by timber fencing and benefits from a good degree of privacy, with a useful brick-built store/workshop to the side.

Location

Situated in the highly sought-after suburb of Lillington, North Leamington Spa, this property enjoys a convenient position close to a wide range of local amenities. Leamington Spa town centre is within easy walking distance, offering an excellent selection of high street and independent shops, cafés, restaurants, and bars. Renowned for its elegant Regency architecture, tree-lined avenues, beautiful parks and gardens, and excellent educational facilities, Leamington Spa remains one of Warwickshire's most desirable places to live.



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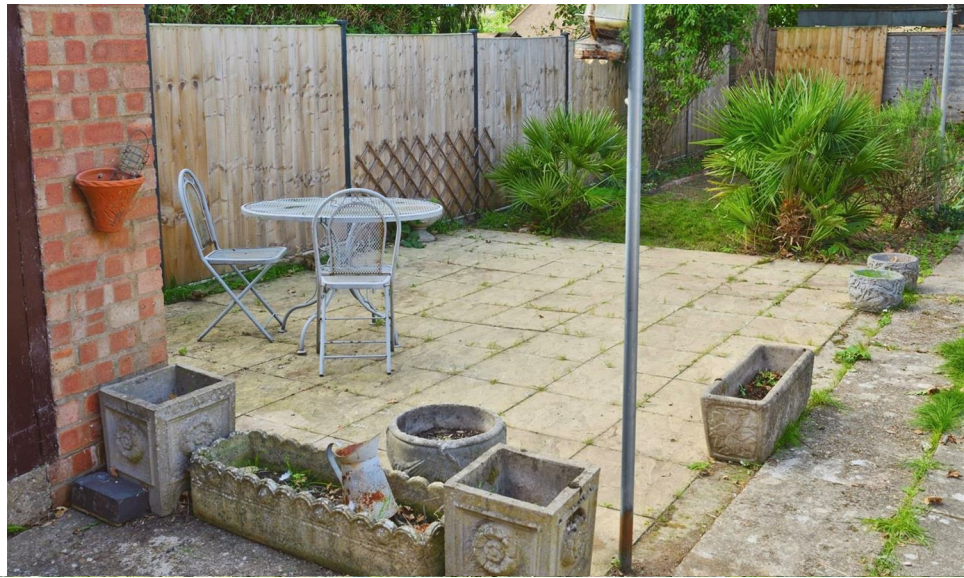
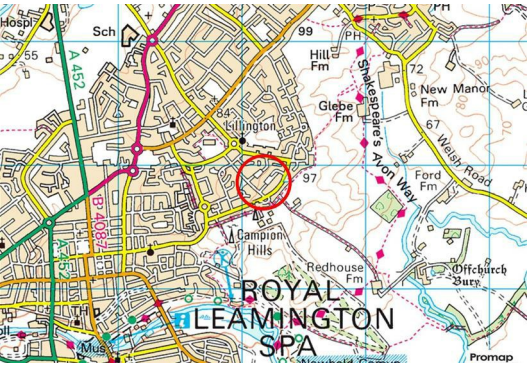
GROSS INTERNAL AREA
FLOOR PLAN: 482 sq. ft, 44 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- First Floor Maisonette
- Refurbished Throughout
- One Bedroom
- Refurbished Kitchen
- Garden
- Spacious Rooms
- North Leamington Location
- Refurbished Bathroom
- Lounge
- EPC Rating C



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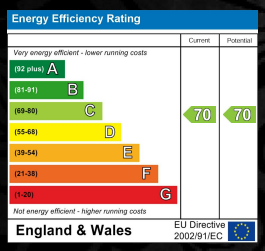
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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