



CHARNWOOD WAY, LILLINGTON

complete ●●●
SALES & LETTINGS





This is a well-presented three-bedroom family house that was built in around the 1970s - with a Georgian style influence, situated in a nice cul-de-sac in Lillington, which is a suburb north/east of Leamington Spa. The property comprises; a hall, lounge/diner, fabulous kitchen, three bedrooms and a bathroom. There is a good-sized south-facing rear garden, an en-bloc garage and a garden with parking to the front. Recently being re-wired! The local Schools are Lillington, Telford and North Leamington School. There are local shops and the local town centre of Leamington is very vibrant with beautiful parks, shops, restaurants and cafes. The train station has a direct service to London Marylebone.



It's in the details...

Hallway

A glazed uPVC entrance door leads into the hallway, which has timber effect laminate flooring all through the ground floor. Carpeted staircase to the first floor and has open storage below. There is a radiator and modern doors to the lounge and kitchen.



Lounge Diner

Timber laminate flooring, a uPVC double glazed bow window to the front with shelf. There are two radiators and an electric fireplace and uPVC double glazed French doors to the garden. Modern panel door through to the kitchen.

Kitchen

A modern fitted breakfast kitchen with modern sage coloured units with brush chrome handles, solid timber worktops with engraved drainer and silken ceramic Belfast style sink with surface mounted mixer tap. There is breakfast bar area for seating which has plumbing for washing machine. There is a wine rack, space for an electric oven, Opening under the stairs suitable for a fridge freezer. There is coloured glass splashback with extractor, tiled borders and a uPVC window a great view of the garden and also a half uPVC double glazed door to the patio.



Landing

With timber effect laminate flooring, covered with gas boiler, loft hatch and modern panel doors through to the three bedrooms and bathroom

Bedroom One

A spacious double bedroom, which has with two uPVC double glazed windows to the front elevation, coving and timber effect laminate flooring.

Bedroom Two

A spacious double bedroom, which has a large uPVC double glazed window to the rear elevation, coving and timber effect laminate flooring.

Bedroom Three

A single bedroom with timber effect laminate flooring, boxing for stairwell and a uPVC glazed windows front elevation.



Bathroom

With a continuation of the timber effect laminate flooring, fitted with a white suite comprising of a bath, pedestal hand wash basin and toilet. There was an electric shower over the bath, a radiator, a uPVC window and tiled splash-back.



Rear Garden

A landscaped garden which is majority lawn, patio and pathway leading to a patio area at the back. There is a timber gate for rear access.

Garage, Parking & Front

There is an area of lawn and slatted off-road parking for one car. A gravelled area- great for potted plants. En-bloc garage.

Location

This property is well positioned just off Parklands Avenue in a popular north/east Leamington Spa location, There is Mason Avenue Park close by, as well as Lillington Primary, Telford School, Our Lady and Teresa's Catholic Primary School and North Leamington. The town centre of Leamington Spa which has a range of state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafes and boutique shops on offer. Also, the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone. There are nearby parks and great walks, as well as plenty of convenience stores.





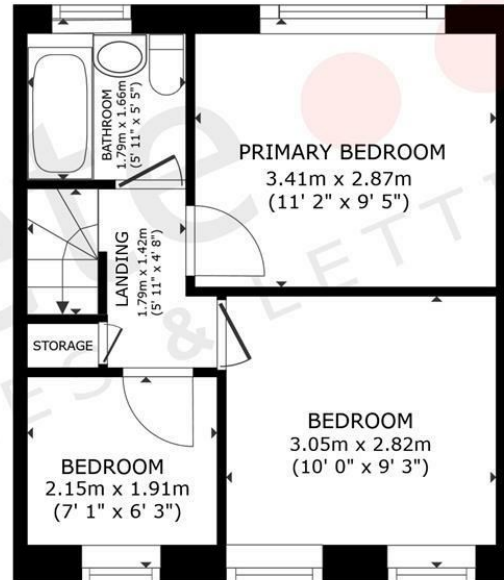
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Brian Williams
01926 887723

The Leamington Property Expert



FLOOR 1



FLOOR 2

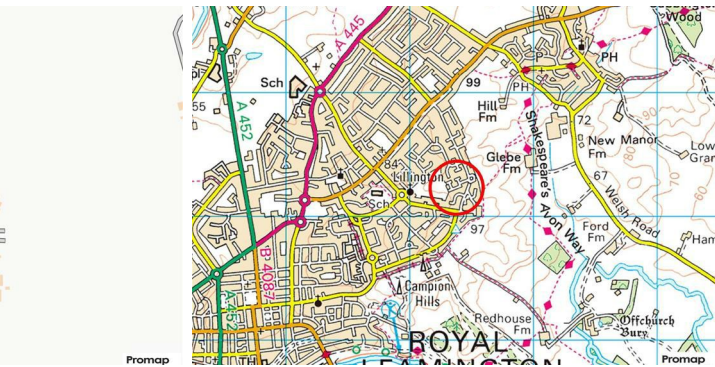
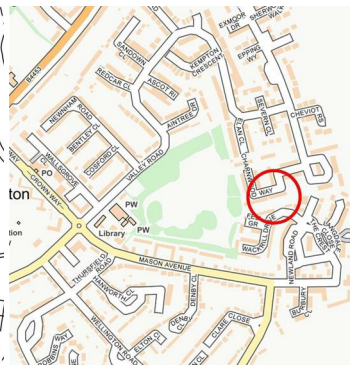
GROSS INTERNAL AREA
FLOOR 1 34.1 m² (367 sq.ft.) FLOOR 2 31.9 m² (344 sq.ft.)
EXCLUDED AREAS : PATIO 13.5 m² (145 sq.ft.)
TOTAL : 66.1 m² (711 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Georgian Styled Terrace
- North East Leamington
- Lounge Diner
- A good Size Garden
- Recently Re-Wired!
- Built in 1970's
- Three Bedrooms
- Stylish Kitchen
- Parking & En-Bloc Garage
- Cul-De-Sac & Near Local Park



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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