

LILLINGTON ROAD, LEAMINGTON SPA CV32 6LW



THIS EXECUTIVE FOUR BEDROOM HOME HAS BEEN REDECORATED THROUGHOUT AND IS PRESENTED IN VERY GOOD ORDER, LOCATED IN THE NORTH OF LEAMINGTON SPA.

- Executive Home
- Two Large Reception Rooms
- Four Bedrooms
- Fitted Kitchen with Whitegoods
 - GARDENER INCLUDED
 - Available 2nd March 2026
- Current EPC Rating: 48 (E)
 - Secure Garage
 - Unfurnished
- Council Band - G (WDC)

4 BEDROOMS

£2,750 PCM

This executive four-bedroom home is ideally situated in the north of Leamington Spa.

Beautifully proportioned throughout, the property features two spacious reception rooms, including the lounge with working fireplace. The impressive fitted kitchen comes complete with integrated white goods, full size fridge/ freezer, oven and hob, dishwasher and ample dining space, complemented by a separate utility room with washing machine and tumble dryer and a convenient downstairs wet room.

Upstairs offers four good-sized bedrooms, including a large principle bedroom and a further double bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from a garage, driveway parking for three cars, and attractive gardens to the front and rear. A gardener is included within the rent for added convenience.

Early internal viewing is highly recommended to fully appreciate the space, character, and quality of this exceptional home.

Hallway

good size entrance hall with

Living Area 24'0" x 12'0" (7.32 x 3.66)

with window to the front elevation and French door to the rear elevation, feature fireplace

Dining Room 15'0" x 11'6" (4.58 x 3.51)

with window to the front elevation

Kitchen 15'2" x 15'2" (4.64 x 4.64)

L-shaped kitchen, measurements are taken from the widest points. Fitted with a range of floor and wall cupboards and with integrated fridge/freezer, microwave, oven, gas hob and dishwasher.

Rear Entrance lobby

with doors leading off to the boiler cupboard and utility cupboard with washing machine and tumble dryer

Bathroom

Fitted with a white suite to comprise; bath with shower over, wc, wash hand basin and medicine cabinet.

Bedroom One 15'3" x 10'7" (4.66 x 3.25)

Room dimensions include the en-suite shower room.

En-suite Shower

with shower cubicle, wash hand basin and wc

Bedroom Two 18'6" x 12'0" (5.66 x 3.66)

with dual aspect windows

Bedroom Three 15'4" x 11'5" (4.69 x 3.5)

with window to the front elevation with feature fireplace

Bedroom Four 8'7" x 8'2" (2.63 x 2.5)

with window to the front elevation and built-in cupboard

Outside to the front

Mostly laid to lawn with tarmac driveway providing parking for several cars.

Garage

with double opening doors

Outside to the rear

With paved patio area, mostly laid to lawn.

Included in the rent is a Gardener(details to be confirmed)

TAX BAND

Council Tax Band "G" from Warwick District Council

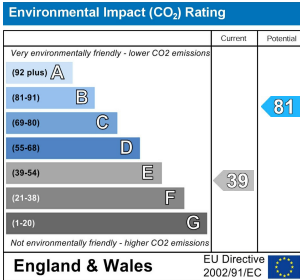
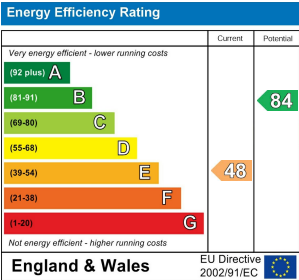
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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



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