



LAMINTONE DRIVE, MILVERTON

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FOR SALE



Situated in one of north Leamington Spa's most sought-after residential locations, this beautifully presented detached family home has been thoughtfully extended and enhanced to offer spacious, versatile accommodation perfectly suited to modern family living. The property features four generous bedrooms, two contemporary bathrooms, a formal lounge, an impressive open-plan refitted kitchen/dining room, a bright and inviting garden room, utility room, guest WC, and a detached home office, providing exceptional space for both family life and home working. Further benefits include the installation of energy-efficient solar panels, helping to reduce running costs while improving the home's environmental credentials. Occupying an enviable position backing onto open countryside, the property enjoys a wonderful sense of privacy and tranquillity. Lamintone Drive is an established and highly regarded residential address, located just off Guys Cliffe Avenue and approximately two miles from Leamington Spa town centre. The area is popular with families thanks to its excellent selection of local amenities, including shops on Rugby Road, highly regarded schools, recreational facilities, and convenient transport links, making it one of the town's most desirable locations.

Originally built around 35 years ago, the property has been meticulously maintained and significantly improved by the current owners. Complementing the generous internal accommodation are a beautifully landscaped rear garden and views across open countryside, creating an idyllic setting for family living. Combining generous living space with an outstanding setting, this exceptional family home offers a rare opportunity to acquire a property in one of north Leamington Spa's most prestigious locations.

Entrance Hall

A spacious and welcoming entrance hall featuring attractive wood-effect flooring, a central heating radiator, contemporary wall-mounted lighting, and carpeted stairs rising to the first floor with useful under-stairs storage. Doors lead to the formal lounge, impressive open-plan kitchen/dining room, bright and airy garden room, and guest WC, creating an excellent flow throughout the ground floor.

Lounge

A spacious and beautifully presented formal lounge featuring light wood-effect flooring, a double glazed bay window to the front elevation, contemporary wall-mounted lighting, central heating radiators, and an attractive fireplace with a marble surround creating a charming focal point.

Guest WC

Fitted with a low-level WC, ceramic hand wash basin with tiled splashback, wood-effect flooring, central heating radiator, and an obscured double glazed window to the front elevation.

Kitchen/Diner

A superb open-plan kitchen/dining room, ideal for modern family living and entertaining, fitted with a stylish range of high gloss base and wall units with complementary work surfaces and a breakfast bar providing seating for four. Integrated appliances include a fridge freezer, dishwasher, double oven and grill, and a five-ring induction hob with extractor over, together with a stainless steel double sink and drainer with mixer tap. The dining area comfortably accommodates a six to eight-seater table, while a large double glazed window frames delightful views over the rear garden. Finished with tiled flooring, two ceiling light points and a central heating radiator.

Utility

A spacious utility room fitted with complementary work surfaces, base cupboards and space for both a washing machine and tumble dryer. Featuring part tiled walls, a double glazed window to the rear elevation, and a UPVC door with obscured glazed insert providing access to the rear garden. A further door leads through to the home office, formerly the garage.

Garden Room

Seamlessly flowing from the kitchen/dining room, this impressive garden room provides an excellent additional reception space, ideal for relaxing or entertaining. Featuring a large double glazed window overlooking the rear garden, bi-fold doors opening onto the patio, three Velux roof windows, recessed spotlights, and a central heating radiator, the room is flooded with natural light throughout the day.

Home Office

Previously forming part of the double garage, this versatile home office has been thoughtfully converted to create an ideal workspace. Featuring engineered timber flooring, recessed spotlights, a ceiling light point, central heating radiator, and a double glazed window to the front elevation.

Stairs & Landing

A spacious, fully carpeted first floor landing featuring a stained timber balustrade, ceiling light point, loft access, and a useful airing cupboard housing the hot water cylinder. Doors lead to all four bedrooms and the family bathroom.

Bedroom One

A generously proportioned principal bedroom featuring a double glazed dormer window to the front elevation, allowing for an abundance of natural light. The room is fully carpeted and benefits from fitted four-door wardrobes, two ceiling light points and a central heating radiator. There is ample space for additional bedroom furniture, including bedside tables, a dressing table and chest of drawers, creating a comfortable and well-appointed retreat.

EnSuite

Recently refitted with a contemporary finish, the en suite features wood-effect vinyl flooring, a low-level WC, a ceramic wash hand basin with mixer tap and vanity unit beneath, a stainless steel heated towel radiator, and a shower enclosure with sliding doors, rainfall shower and handheld attachment. An obscured double glazed window provides natural light and privacy.

Bedroom Two

An impressive extended L-shaped double bedroom offering a versatile layout, with two double glazed windows to the front elevation providing an abundance of natural light. Fully carpeted throughout, the room benefits from a central heating radiator, two ceiling light points and a built-in storage cupboard with hanging rails. The generous proportions provide ample space for additional furniture, including a chest of drawers, wardrobes or a home office desk, making it ideal as a guest room, children's bedroom or flexible work-from-home space.



Bedroom Three

A spacious third double bedroom enjoying garden views through a double glazed window to the rear elevation. The room is fully carpeted and benefits from mirrored wardrobes, a central heating radiator and a ceiling light point. There is ample space for additional bedroom furniture, including bedside tables, a chest of drawers and a dressing table, creating a comfortable and inviting guest or family bedroom.

Bedroom Four

A double bedroom, benefiting from a central heating radiator, ceiling light point and space for a wardrobe and chest of drawers, this versatile room is ideal as a bedroom or home office.

Family Bathroom

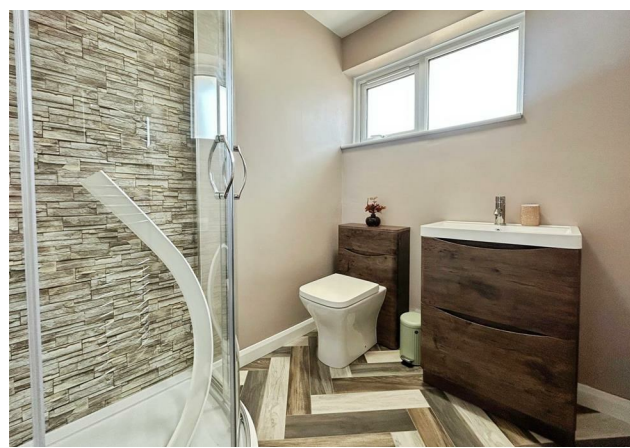
A spacious family bathroom featuring an obscured double glazed window to the rear elevation, wood-effect flooring, an L-shaped panelled bath with shower over, a low-level WC and a ceramic wash hand basin with mixer tap and vanity unit beneath. Complemented by partly tiled walls and a ceiling light point.

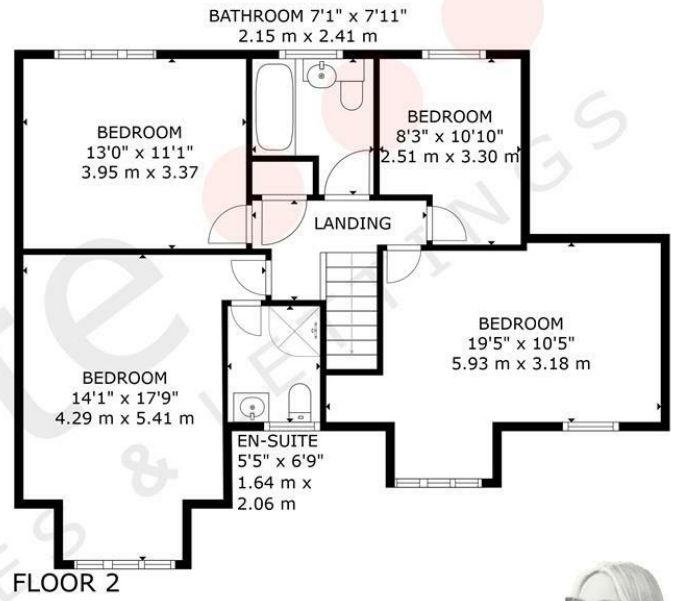
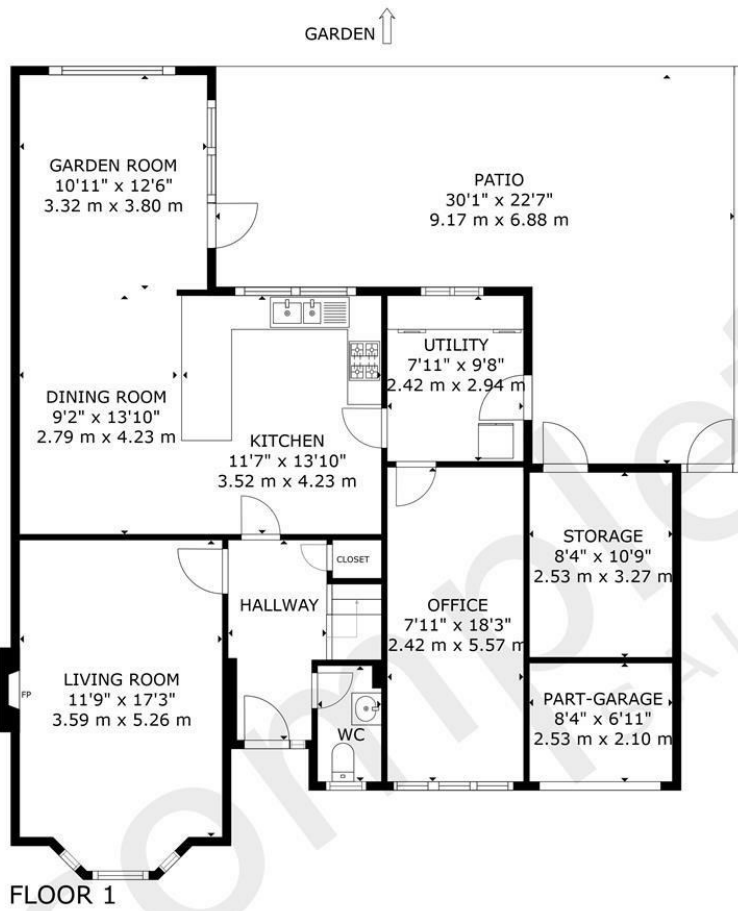
Garage

The garage has been thoughtfully divided into two versatile areas. The front section provides excellent storage space, while the rear has been converted into a useful teenage den/TV room, complete with lighting, electrical power points and soft mat flooring. Ideal as a games room, hobby space or additional recreational area.

Rear Garden

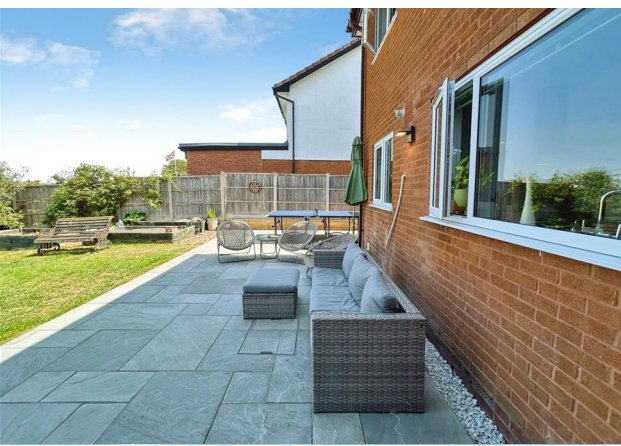
The beautifully landscaped rear garden enjoys a wonderful open aspect with views across the surrounding Warwickshire countryside. A generous stone patio spans the width of the property, providing the perfect space for outdoor dining and entertaining, whilst the large lawn creates an ideal area for families and children. To the rear, a charming pergola-covered seating area offers a peaceful spot to relax and take in the far-reaching rural views. Raised timber planters, mature trees and established shrubs add colour and interest throughout, with fenced boundaries providing privacy and security.





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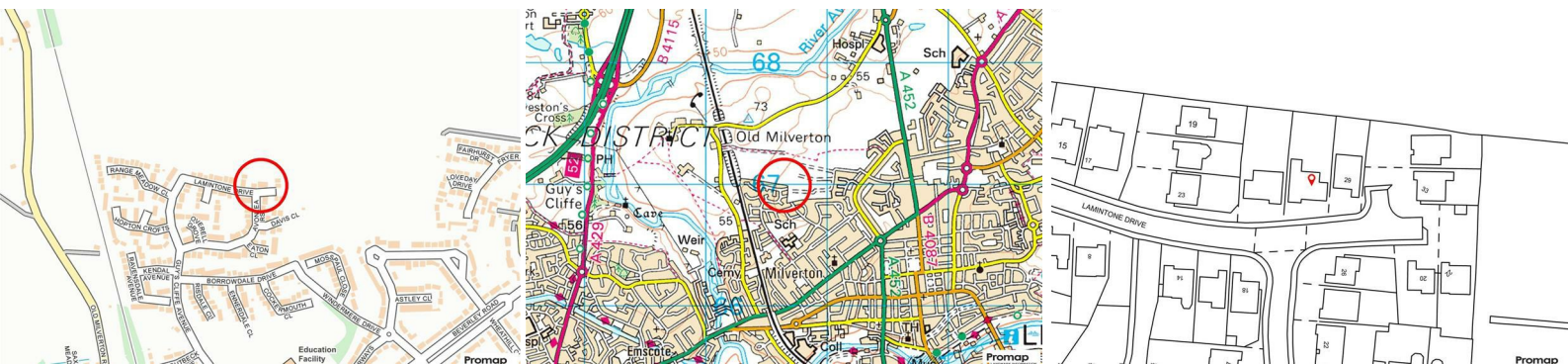
GROSS INTERNAL AREA
 FLOOR 1: 1,100 sq. ft, 102 m², FLOOR 2: 790 sq. ft, 73 m²
TOTAL: 1,890 sq. ft, 175 m²
 EXCLUDED AREAS: PATIO: 491 sq. ft, 45 m², GARAGE: 57 sq. ft, 5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Extended Detached Family Home
- Four Double Bedrooms
- Spacious Lounge
- Home Office
- Private Driveway

- Popular North Leamington Location
- En-Suite To Master Bedroom
- Garden Room
- Guest WC
- Countryside Views



LAMINTONE DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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