



VALLEY ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS





A mature detached home built in 1975 and owned by the same family since new, located in the highly regarded Lillington area of north-east Leamington Spa. The property offers excellent scope for modernisation and potential enhancement, comprising entrance hall, guest WC, dining room, generous lounge, kitchen, four well-proportioned double bedrooms, a family bathroom and separate shower room. Outside there is a garage, two side-by-side off-road parking spaces and a private lawned rear garden. Positioned opposite Kempton Crescent, the property enjoys an open outlook to the front and an enhanced sense of privacy, with no directly facing properties at either the front or rear. Offered with no onward chain.

It's in the details...

Entrance Hall

A modern composite entrance door with two leaded windows leads into the tiled hallway. There is a radiator, double-door storage cupboard, ground floor WC and glazed door & internal window through to the dining area.



Guest WC

With a continuation of the tiled floor, there is concealed-cistern toilet with vanity storage and a sink with mixer tap. Half-tiled walls, a chrome towel radiator and a high-level timber window.

Dining Room

With a large uPVC double glazed window to the front elevation, radiator, twin glazed doors through to the living room and door to the kitchen. There is a staircase leading to the first floor with open storage below.



Living Room

A very spacious living room, with a wall-mounted gas fire, a double radiator, fitted shelving and a large uPVC double glazed sliding patio door to the garden.

Kitchen

Fitted with a beech kitchen and dark worktops, including a one and a half bowl stainless steel sink with a mixer tap. Space and plumbing for a gas cooker, a fitted dishwasher, plumbing for washing machine, tiled splash-back, a radiator and a wall-mounted boiler. There's a large uPVC double glazed window overlooking the garden and there's a uPVC double glazed door to side passage.



Landing

A carpeted landing with doors through to the four bedrooms, bathroom and separate shower. There's also a door to a large airing cupboard with a hot water tank and lots of shelving.

Bedroom One

A spacious double bedroom with fitted sliding wardrobes, fitted cupboards and drawers, a radiator and a large uPVC double glazed window overlooking the garden.

Bedroom Two

A spacious double bedroom with a radiator and a large uPVC double glazed window overlooking the front.

Bedroom Three

A spacious double bedroom with a radiator and a large uPVC double glazed window overlooking the front.

Bedroom Four

A double bedroom with a radiator and a large uPVC double glazed window overlooking the front.



Bathroom

Fully tiled bathroom fitted with a white suite comprising of a bath, pedestal hand wash basin, toilet, mixer shower with mains cold water and tank-fed hot water over the bath and there is a glass shower screen. There is a chrome towel radiator and a uPVC double



glazed window.

Separate Shower Room

Tiled shower area with an electric shower and a radiator.

Garden

Laid to lawn with a perimeter of fencing and a pathway to the gate to the front.

Garage

With up-and-over-door, power and lighting.

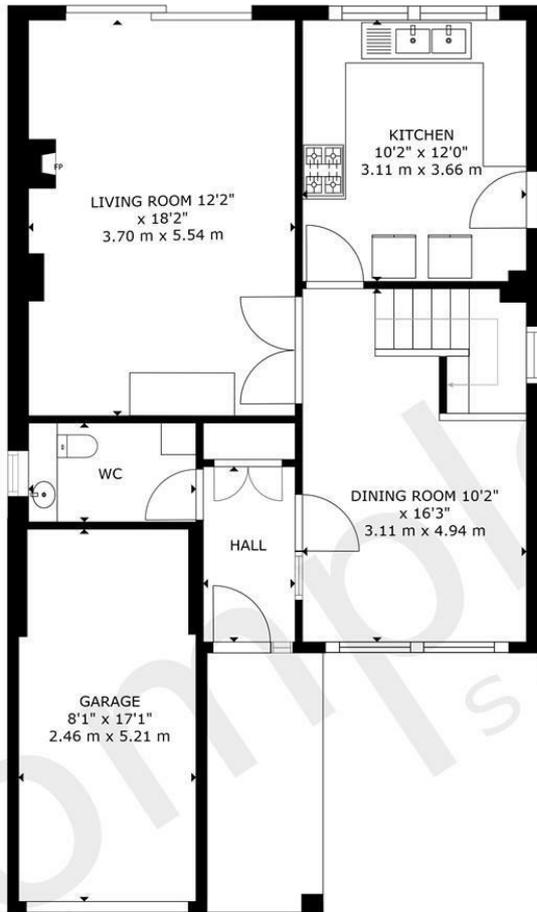
Parking & Front

A driveway for parking two cars side-by-side. There is an area of lawn with a maple tree. A pathway leads under a canopy to the front door and continues to the side gate providing access to the garden.

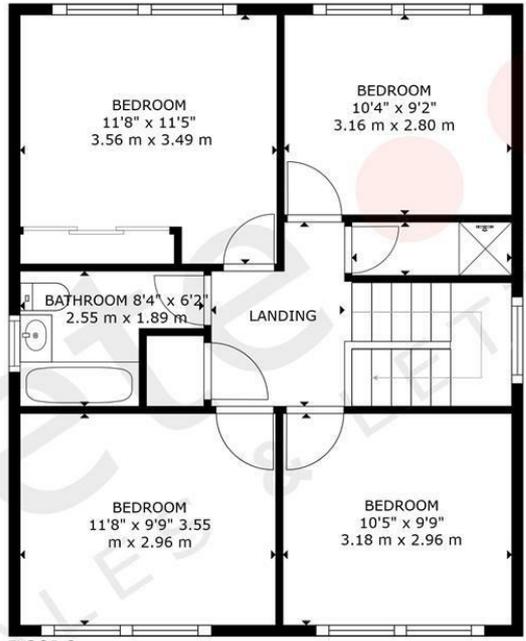
Location

North East Leamington Spa includes the residential area of Lillington, which is situated approximately 1.5 miles from the town centre. The area is mainly residential and is known for its quiet streets and family-friendly atmosphere. Lillington has a range of local amenities, including several shops, pubs, and restaurants, as well as a community centre and a library. The area is also home to several schools, including primary and secondary schools, making it popular with families. For those who enjoy spending time outdoors, there are several parks and green spaces in the area, including Lillington Green, Cubbington Play area, Mason Avenue Park and Lillington is also within easy reach of the countryside, with the nearby Kenilworth Common and Burton Dassett Hills Country Park both popular destinations for walkers and cyclists. Overall, North East Leamington Spa is a desirable location for those looking for a quiet, family-friendly area with good access to local amenities and the countryside.





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1: 611 sq. ft 56 m², FLOOR 2: 627 sq. ft 58 m²
TOTAL: 1,238 sq. ft 114 m²
 EXCLUDED AREA: GARAGE: 138 sq. ft 12 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

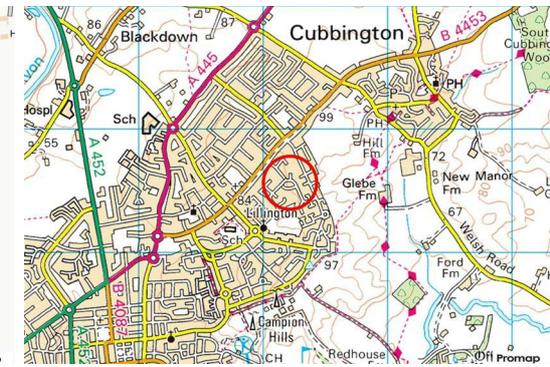
The Leamington Property Expert



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY

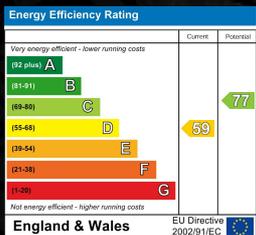


- Detached Family Home
- In Need Of Modernisation
- Dining Room & Kitchen
- Lillington - North East Leamington
- Garage & Parking
- Four Double Bedrooms
- Hallway & Guest WC
- Large Lounge
- Bathroom & Separate Shower
- No Chain



VALLEY ROAD, LEAMINGTON SPA

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



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