



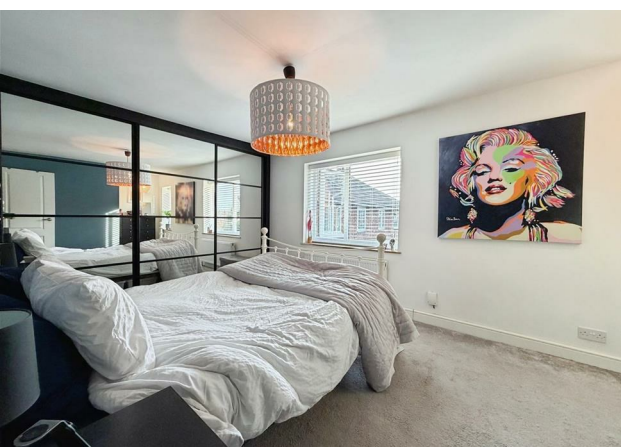
BUCKLEY ROAD, LILLINGTON

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**FOR SALE**



An extremely stylish and upgraded end terrace 1950s home, is situated in Lillington Northeast Leamington. The beautifully upgraded home comprises of a hall, a lounge with a log burner and luxury vinyl tiled flooring, a dining kitchen modern fitted with gloss a kitchen and large tiled flooring! Upstairs, two spacious bedrooms, with fitted wardrobes and a bathroom. The corner plot garden has an alfresco feel of entertainment/ social space, with raised terraces, raised lawn that has plenty of planting and the most fantastic brick built garden office/Studio which is currently used as a hairdressing salon with bi-folding doors power, hot water and a toilet! Planning permission for a loft conversion.

It's in the details...

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#### Hall

A composite twin glazed entrance door leads into the hallway, which has a carpeted staircase leading to the first floor. There is a door to the living room.

#### Living Room

A beautifully presented living room, with luxury vinyl tile- timber effect flooring, there is a woodburning stove with an oak mantle, a radiator and a uPVC double glazed window to the front. An open doorway leads through to the kitchen diner. There is wall lighting and coving.

#### Kitchen Diner

With large dark tiled flooring and a white gloss kitchen, with dark worktops, which includes a single bowl stainless steel sink with a mixer tap and drainer. Space and plumbing for a washing machine, fitted dishwasher, a four ring gas hob with an extractor over. There is grey bevelled edge brick tiling, double fitted oven, cupboard housing the gas boiler and two uPVC double glazed windows. Where a table would fit is a tall traditional three column radiator and uPVC double glazed French doors to the garden. There is a unique under the stairs bar.

#### Landing

A carpeted landing, with doors through to the two bedrooms and bathroom. There is loft hatch to the part boarded loft which has a Velux window.

#### Bedroom One

A spacious full-width double bedroom, with two uPVC double glazed windows, a radiator and a wall of black framed mirrored, fitted wardrobes.

#### Bedroom Two

A double bedroom, decorated on a children's theme of two tone decoration, there is a fitted wardrobe, a radiator and a uPVC double glazed window, with a great view of the rear garden.

#### Bathroom

Fitted with a white suite comprising a bath, with a chrome mixer tap, a rain-fall shower and a hand-held attachment, with a glass shower screen. A vanity unit sink, with a mixer tap, a toilet, decorative flooring, tiled walls, a uPVC double glazed window, an extractor and down-lights.



#### Corner Plot Garden

A sunny Southeast facing garden, which is a corner of plot. There is a patio as well as a raised terrace, with steps, raised bedding as well as a brick retained lawn, which has a sleeper bedding border. The garden is enclosed with timber fencing and there is a beautiful backdrop of trees. There is a large timber storage shed.

#### Garden Office/Studio

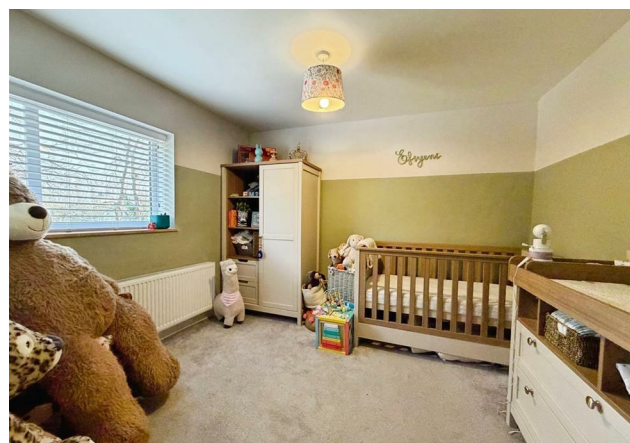
An amazing space, currently being used as a hair salon, with lots of fitted storage cupboards, a fitted fridge, a hot water tank, an electric radiator and a door to a toilet with sink. There is down-lighting, black bi-folding doors, which have double glazed units with internal blinds and the entrance door with internal blinds.

#### Front Garden

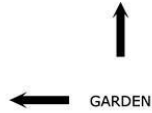
Lawned front garden, with pavement to the porch canopy. A side timber gate to the garden.

#### Location

Situated to the North East of Leamington Spa. Well positioned for access to A46, M40, M42, M6 & M1, Birmingham airport, NEC, and direct train service to London Marylebone. There is a variety of local amenities, doctors, dentists, parks (Newbold Comyn Park is a few minutes walk away) and local schools and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres, and art galleries, offering a unique shopping,



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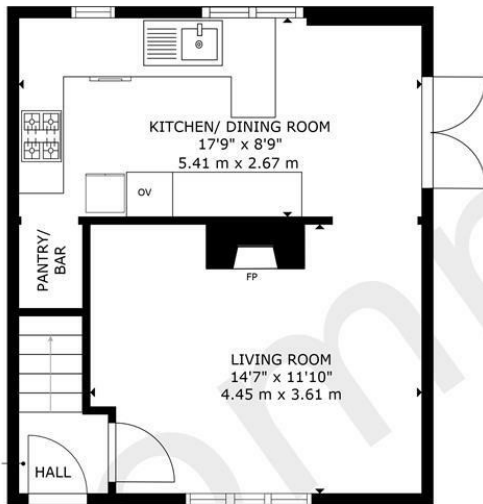
**GROSS INTERNAL AREA**

FLOOR 1: 541 sq. ft, 50 m<sup>2</sup>, FLOOR 2: 375 sq. ft, 34 m<sup>2</sup>

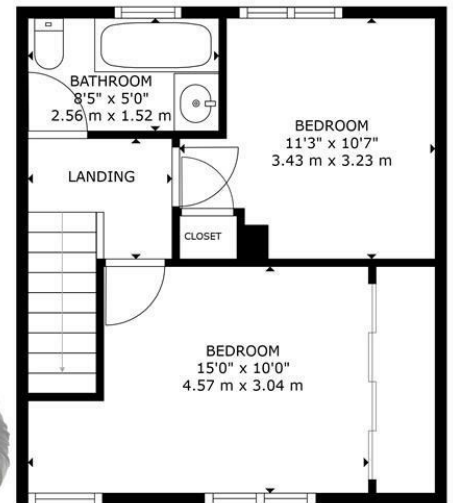
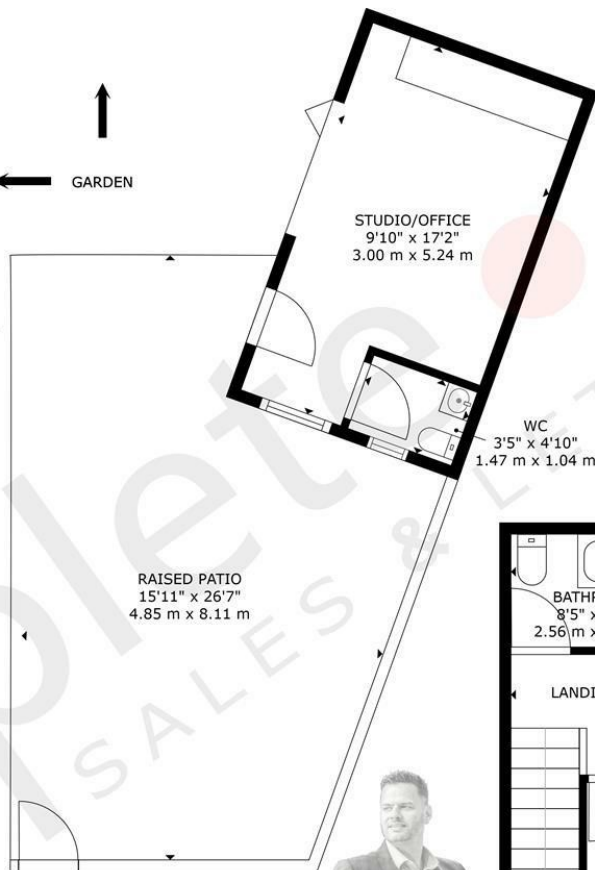
**TOTAL: 916 sq. ft, 84 m<sup>2</sup>**

EXCLUDED AREA: PATIO: 372 sq. ft, 34 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

The Leamington Property Expert



dining, and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, and gardens, it is a very popular place to live.



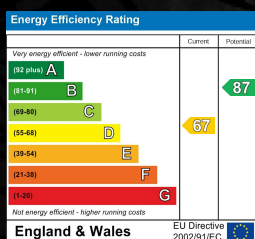
- A Stylish End Terrace
- Large Living Room & Wood Burner
- Upstairs Bathroom
- North East Leamington
- Garden Office/Studio

- Two Spacious Bedrooms
- Kitchen Diner
- Corner Plot Garden
- Entertaining Garden
- Amazing Home



## BUCKLEY ROAD, LEAMINGTON SPA

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



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