

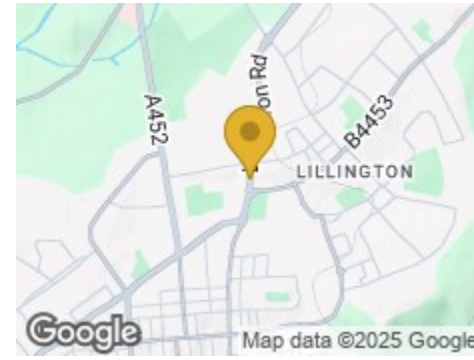
Road Map



Hybrid Map

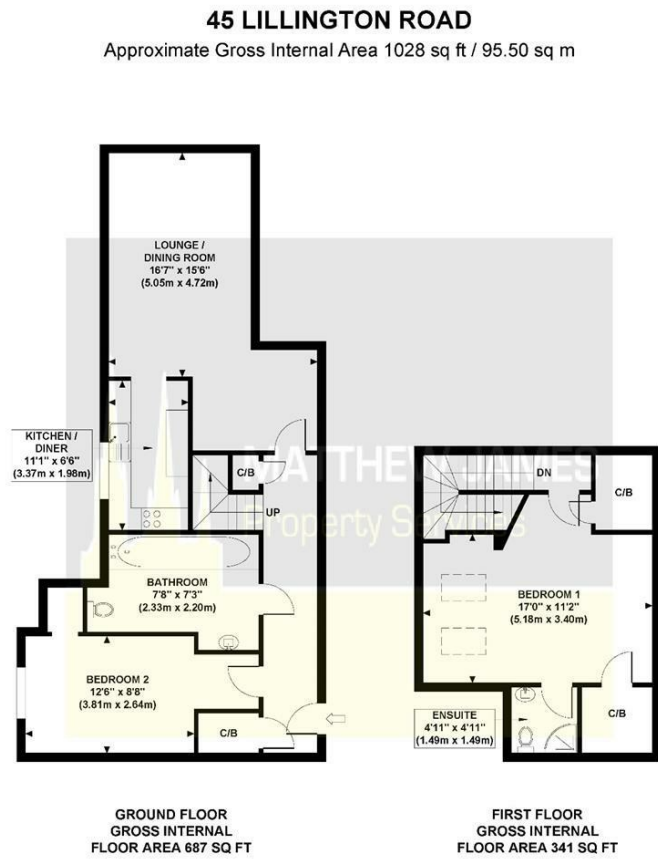


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



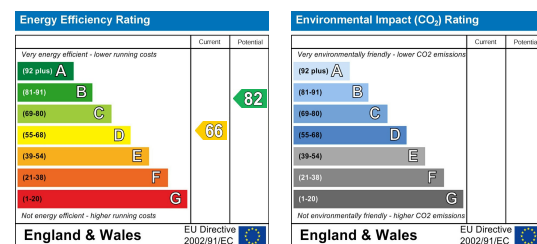
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**45 Lillington Road**  
, Leamington Spa CV32 6LD

Offers Over £230,000



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, Leamington Spa CV32 6LD

Offers Over £230,000



## Communal Entrance Hallway

Having secure intercom access through the main front door into the communal hallway and the beautiful staircase leads to the first floor and through the front door into the:

## Entrance Hallway

Having secure intercom, stairs off to the first floor, two storage cupboards and doors leading off to the:

## Bedroom Two

12'6 x 8'8

Having a window to the rear elevation and 'walk-in' storage cupboard / wardrobe and a further cupboard housing the central heating boiler.

## Family Bathroom

7'8 x 7'3

Having a panel bath with shower over, pedestal wash hand basin, heated ladder style towel rail, floating WC, extractor, shaving point and modern tiling to all splash prone areas.

## Living Room

16'7 max x 15'6 max

Having a window to the rear elevation and archway leads to the:

## Breakfast Kitchen

11'1 x 6'6

Having a double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, room for a table and seating, oven with four ring gas hob and extractor over and tiling to all splash prone areas.

## First Floor Landing

Having a door that leads to the:

## Master Bedroom

17' x 11'2

Having two Velux windows to the rear elevation, 'walk-in' wardrobe storage, further storage and door that leads to the:

## Master En-Suite Shower Room

4'11 x 4'11

Having 'walk-in' shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

## Parking and Outside Views

Having one allocated parking space within the property grounds.

