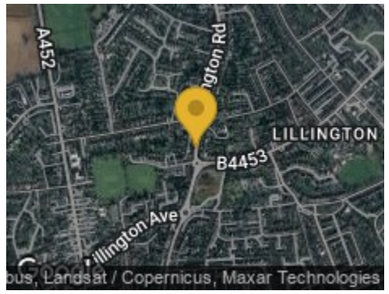
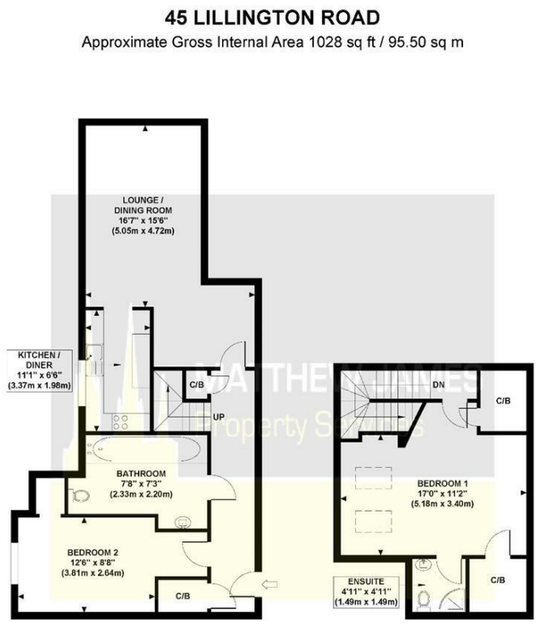
Road Map

Hybrid Map



Terrain Map

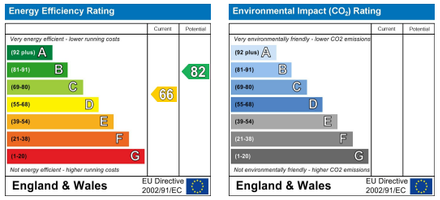
Floor Plan



Viewing

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

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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MATTHEW JAMES
Property Services

45 Lillington Road

, Leamington Spa CV32 6LD

Offers Over £240,000

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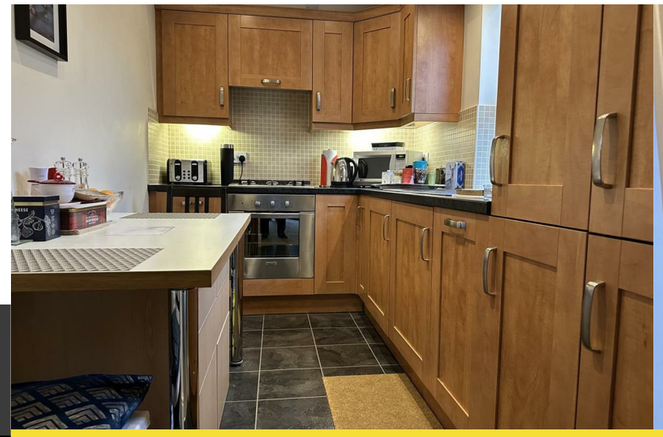


45 Lillington Road

, Leamington Spa CV32 6LD

Offers Over £240,000

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.

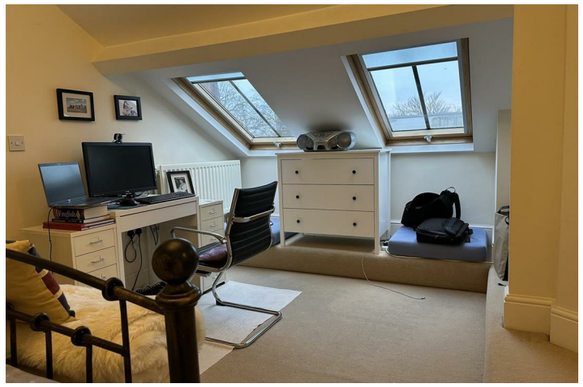
Family Bathroom
7'8 x 7'3
Having a panel bath with shower over, pedestal wash hand basin, heated ladder style towel rail, floating WC, extractor, shaving point and modern tiling to all splash prone areas.

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 worksurface 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.