



LILLINGTON CLOSE, NORTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS



“A wonderful extended 1950’s mature detached home that has been rendered by the current owner, has a stunning rear garden and located on a tree lined street in the trendy North Leamington”



An opportunity to buy a detached home situated on a tree line street the popular North Leamington. This property comprises entrance hall, three reception rooms, kitchen, utility, ground floor shower room, two double bedrooms and one single bedroom and a bathroom. There is an attractive mature landscaped rear garden complemented by stylish grey composite decking and gravel parking for several cars to the front. It also benefits from a garage. The property is within walking distance to Leamington town centre and to local Schools.



To view the virtual tour & 3D model use-
<https://my.matterport.com/show/?m=Jz9AVGU1zu4>
my.matterport.com/show/?m=Jz9AVGU1zu4

Entrance Hall

Timber entrance door with stain-glass porthole. Cupboard under the stairs that rise to the first floor. Glazed door through to the dining room, glazed door to the utility and a door to the shower room. Upvc double glazed window above the stairs.

Sitting Room

With oak effect laminate flooring, a single glazed internal window, open through to the living room.



Living Room

With cast iron multi fuel burner, attractive parquet flooring, uPVC double glazed window to the front and a bi-fold French door to the;

Dining Room

With high ceilings and two velux windows. French doors to the rear garden and two further uPVC double glazed windows. Radiator.

Kitchen

Fitted with solid timber cupboards and drawers, with solid timber worktops. Single bowl sink with mixer tap, integrated fridge, freezer and a dishwasher. Space for an electric oven. A number of upvc double glazed windows to the rear corner of the kitchen. Tiled floor and back-splash areas.



Utility

Fitted with solid units with a single bowl stainless steel sink with mixer tap. Half double glazed door to the side access and a upvc double glazed window. Tiled floor.

Ground Floor Shower

With toilet, sink and shower with mains thermostatic shower. Extractor and two uPVC double glazed windows.

Landing

Two double glazed windows, large loft hatch with ladder to part-boarded loft. Airing cupboard housing one year old Worcester combi boiler. Radiator.

Bedroom One

An extremely spacious double bedroom, with uPVC double glazed windows front & rear and fitted sliding wardrobes. Radiator.

Bedroom Two

UPVC double glazed window and a radiator.

Bedroom Three

Single bedroom which can be used as a study or dressing room has a uPVC double glazed window, double fitted wardrobes and a radiator.





Bathroom

Fitted with a four piece suite comprising; low flush wc, bidet, sink, bath with shower screen and mains shower over. Tiled floor and walls. Two obscure uPVC double glazed windows, towel radiator, extractor and spot-lights.

Rear Garden

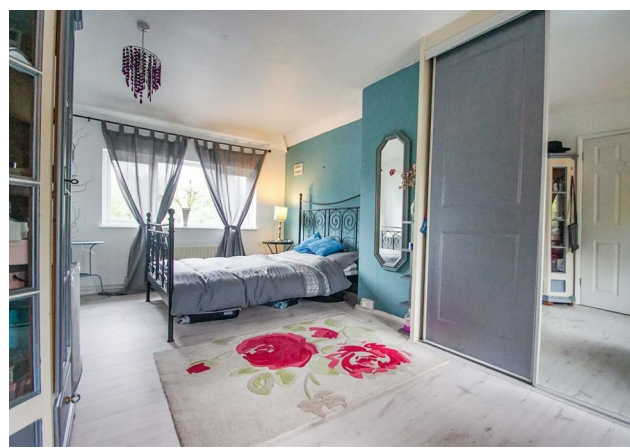
An attractive landscaped rear garden, with contoured lawn. Gravelled areas of rockery & planting, brick retaining raised bedding area with planting. The garden is enclosed with timber fencing and walling. There is a rustic shed, pathways patio and access to the front garden. Also access to the garage under canopy. Also stylish grey composite decking with balustrade.

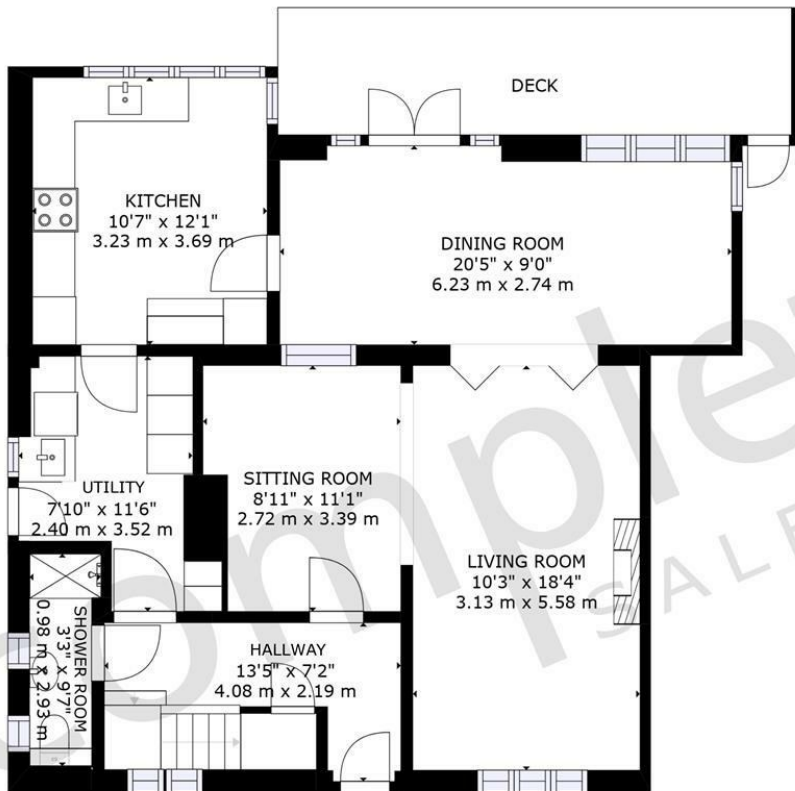
Garage & Parking

Garage with metal opening doors and power & lighting. Door to the garden. Gravel sweeping drive retained by small height brick wall.

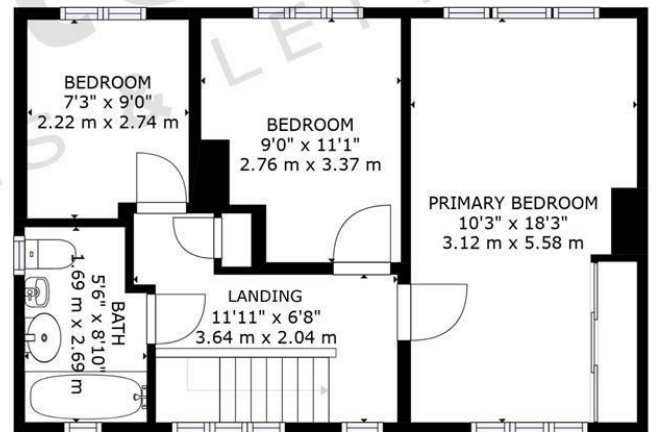
Location

Set back amongst stunning individual properties along this very sought after address, with a tree lined street - it's rare to find a property like this come to market. North Leamington proves very popular. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 843 sq. ft, 78 m², FLOOR 2: 502 sq. ft, 47 m²
 EXCLUDED AREAS: , DECK: 134 sq. ft, 12 m²
 TOTAL: 1345 sq. ft, 125 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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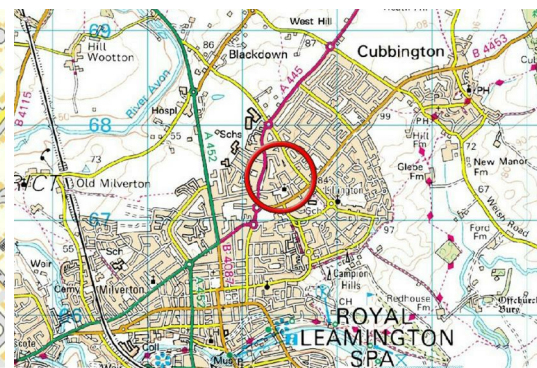
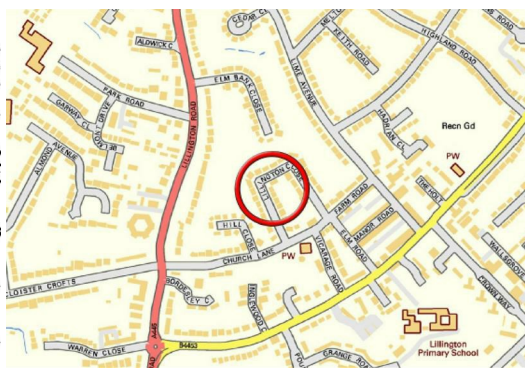
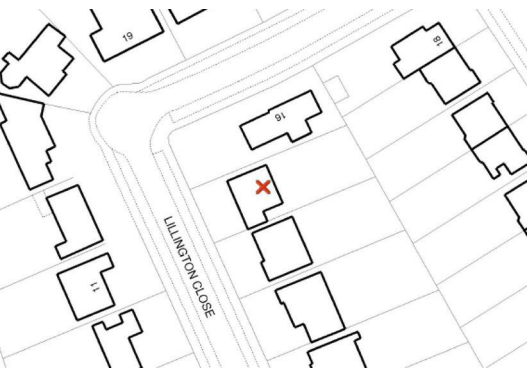
catchments for this property are second to none falling within many private and state schools.





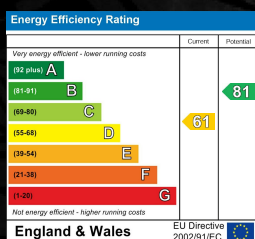
- 1950's Mature Detached
- Parquet Living Room
- Ground Floor Shower Room
- Garage
- Landscaped Rear Garden

- Rear Velux Extended
- Sitting Room
- Three Bedrooms
- Utility & Kitchen
- Tree Lined Street



LILLINGTON CLOSE, LEAMINGTON SPA

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



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