



TAYLOR AVENUE, LILLINGTON

complete ●●●
SALES & LETTINGS



"Immaculately presented & extended, with block paved off road parking and a landscaped South/West facing garden!"



A very well presented and extended three-bedroom late 1930s semi in the popular location of Lillington just North East of Leamington Spa town centre. Comprising: entrance hall, bay fronted dining room, extended living room, extended kitchen, three bedrooms and bathroom. There is a lovely south facing landscaped rear garden with decking and canopy. Attractive block paved parking for 2 to 4 cars at the front.

To view the Virtual tour & 3D model-

<https://my.matterport.com/show/?m=7dG9Ga7KTXy>

my.matterport.com/show/?m=7dG9Ga7KTXy



Hallway

Modern composite entrance door with leaded glazed windows into the hallway, has uPVC double glazed windows either side, radiator, carpeted stairs, with painted handrail and balustrade rising to the first floor. Under stairs storage cupboard, painted timber doors to dining room, living room, and the kitchen.

Dining Room

UPVC double glazed leaded bay window to the front, wall mounted radiator, original tiled fireplace, picture rail, and new carpet.



Living Room

Very spacious and extended living room, with uPVC double glazed sliding patio doors to the rear garden. A picture rail, radiator, tiled original fireplace and carpet.

Extended Kitchen

Fitted with a matt cream kitchen with brushed chrome handles, squared worktops with a single bowl sink with drainer and flexible mixer tap. UPVC double glazed window with lovely views of the rear garden, grey brick style tiling to backsplash, under-counter lighting, space for a gas range style cooker, extractor over. There is a wall mounted Glowworm ULTRACOM 30 CXI boiler, uPVC double glazed door to side passage, wall mounted radiator, and timber effect laminate flooring.



Landing

The landing is carpeted, with painted balustrade, picture rail, loft hatch to mostly boarded loft with a pulldown ladder. Painted solid timber doors to the three bedrooms and bathroom. UPVC double glazed window.

Bedroom One

Well decorated bedroom with new carpet, picture rail, uPVC double glazed leaded window to the front, radiator, ample space for wardrobes and drawers.

Bedroom Two

Well decorated bedroom with new carpet, picture rail, uPVC double glazed window over looking the rear garden, radiator, ample space for wardrobes and drawers.



Bedroom Three

Single bedroom with a uPVC double glazed window, picture rail, radiator, and a new carpet.



Bathroom

Fitted with a white suite comprising; deep bath with chrome mixer tap, thermostatic shower over and glass shower screen. Pedestal hand wash basin chrome mixer tap, low level flush toilet, fully tiled walls with attractive glass mosaic border, down-lights, extractor, uPVC double glazed window and airing storage cupboards.

Rear Garden

South/West facing lawned rear garden with a good area of decking, has a canopied roof, bedding areas with planting, pathways, timber shed, passageway to front. The garden is retained with timber fencing.

Front and Parking

Stylish off-road parking with block paving for 2 to 4 cars with blue cobble edging, with potential bedding areas, wide passageway to timber built gate to rear garden. There is a curved storm porch leading to entrance door.

Location

Situated to the North of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local school 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, dining and cultural experience.





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 515 sq. ft, 48 m², FLOOR 2: 379 sq. ft, 35 m²
 TOTAL: 894 sq. ft, 83 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete ●●●
 SALES & LETTINGS



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



Your Spaces in virtual reality

complete ●●●
 SALES & LETTINGS

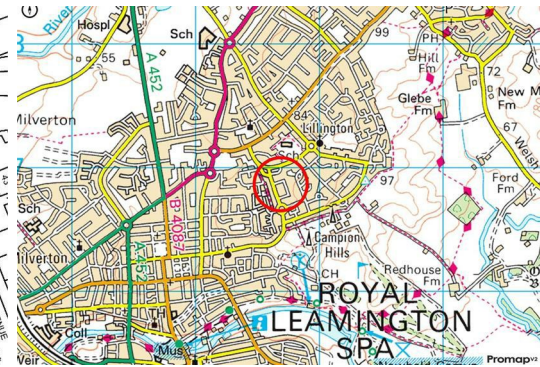
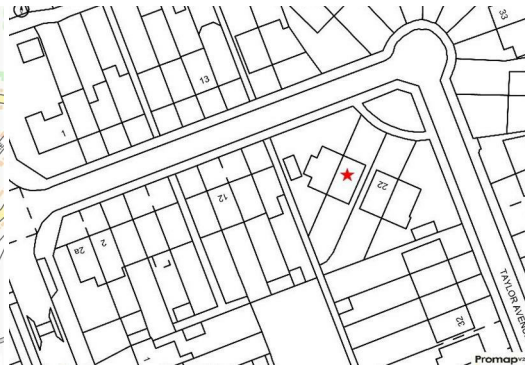
Call 01926 887723 to book your free valuation

Blow prospective buyers away with 3D showcase - an immersing online 3D tour experience that gives buyers a true sense of the feeling of your property before they see it at your open house in person.

Attract more qualified buyers!

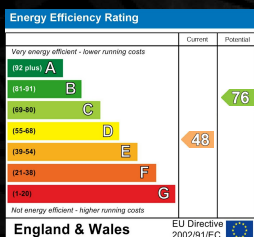


- Semi Detached 1930's
- Dining Room
- Extended Living Room
- Off Road Parking
- Modern Fitted Canopy
- Extended To Rear
- Extended Kitchen
- Upstairs Bathroom
- Landscaped South/West Garden
- North East Leamington



TAYLOR AVENUE, LEAMINGTON SPA

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



19 Denby Buildings, Regent Grove, Leamington Spa, Warwickshire, CV32 4NY
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS