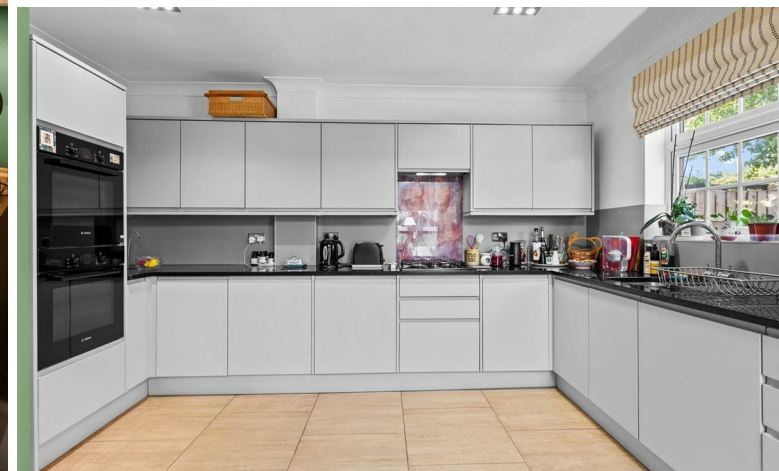


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RESIDENTIAL

Your Property - Our Business



7 Wootton Court, Lillington Avenue, Leamington Spa



A spacious and well proportioned, four bedroomed end of terrace, extended modern townhouse benefitting from large garage and driveway.

Briefly Comprising;

Recessed porch, hallway, cloakroom, family/dining room with bi-fold doors to garden and being semi open plan to adjacent modern refitted kitchen, utility. First floor landing, sitting room with full height windows and doors to balcony. Further large master bedroom with fitted wardrobes and refitted en-suite bathroom. Second floor landing, with three further good sized bedrooms and refitted shower room. Upvc double glazing, gas radiator heating. Integral large garage, brick block paved driveway and enclosed landscaped rear and side garden.

Wootton Court

Forms one of seven modern Regency style townhouses, being ideally located just North of the town centre, and within walking distance of the town. The properties, over recent years, have proved to be highly sought after and offer a rare opportunity to acquire a townhouse of this size, whilst benefitting from being a modern property but with a character feel.

The Property

Is approached via a brick block paved driveway giving access to...

Recessed Entrance Porch

With slate tiled floor, composite double glazed entrance door giving access to...

Entrance Hallway

With wood block flooring, radiator set behind cover, internal door to garage, downlighter points to ceiling, coved corning, further radiator behind cover, door to useful understairs store cupboard.

Ground Floor WC

Fitted with a white contemporary suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer set into vanity cupboard with splashback tiling, chrome radiator towel rail, tiled floor.

Dining/Family Room

10'4" x 21'2" (3.15m x 6.45m)

Being semi open plan to the adjacent kitchen area.





With downlighter points to ceiling, coved cornicing, large lantern style roof light providing natural light, and three pane bi-fold doors leading to the garden. Two radiators and tiled floor extending throughout, broad square opening to...

Adjacent Kitchen Area

8'10" x 13'7" (2.69m x 4.14m)

With a range of contemporary grey, flat fronted wall and base units, with working surface over, and underslung sink with mixer tap, inset four point Bosch gas hob with concealed filter hood over, and double Bosch oven to side, concealed Bosch dishwasher, concealed refrigerator. Upvc multi pane style double glazed window to rear elevation, coved cornicing. Door to...

Utility

4'1" x 5'10" (1.24m x 1.78m)

With space and plumbing for washing machine, space for freezer, coved cornicing, continuation of tiled flooring.

First Floor Landing

With upvc multi pane style double glazed window to half landing to side, coved cornicing, staircase rising to second floor, panelled doors to shelved cupboard and further shelved linen cupboard.

Sitting Room (Front)

19'6" x 11'8" (5.94m x 3.56m)

With three sets of multi paned upvc full height windows to the front, with the middle set actually opening as French doors to

the balcony. Coved cornicing, fireplace surround, two double radiators.

Balcony

With a south-east facing aspect and wrought iron railings.

Bedroom One (Rear)

17'7" to front of fitted w'robes x 10'7" (5.36m to front of fitted w'robes x 3.23m)

With three multi pane style upvc double glazed windows to rear elevation, coved cornicing, wall light point, twin double doors to built-in wardrobe with hanging and high level shelving.

En-Suite Bathroom

Attractively refitted with a white suite to comprise; low level





WC, roll top claw foot bath with central antique style mixer tap with telephone style shower attachment, wash hand basin set into marble top with mono-mixer and vanity cupboard below, splashback tiling to half height, coved corning, chrome radiator towel rail, tiled floor, downlighter points to wash basin recess.

Second Floor Landing

With coved corning, upvc multi pane style double glazed window to side elevation, hatch to roof space.

Bedroom Two (Rear)

17'2" to front of fitted w'robes x 10'7" (5.23m to front of fitted w'robes x 3.23m)

Downlighter points to ceiling, coved corning, three multi

pane style upvc double glazed windows to rear elevation, radiator. Twin double doors to wardrobe with hanging and high level shelf.

Bedroom Three (Front)

12'4" x 11'8" including fitted w'robes (3.76m x 3.56m including fitted w'robes)

With two upvc multi pane style double glazed windows to front elevation, coved corning, radiator, twin set of double doors to fitted wardrobe with hanging rail.

Bedroom Four (Front)

6'11" x 11'8" (2.11m x 3.56m)

With upvc double glazed window to front elevation, coved corning, radiator.

Shower Room

Attractively refitted with a white suite to comprise; low level WC, wash hand basin set into antique style chrome surround with mixer tap, shower cubicle, with fixed rainwater style shower head, with chrome radiator towel rail.

Large Garage

15'6" x 17'9" (4.72m x 5.41m)

With electric up-and-over door, power and light as fitted.

Outside (Front)

To the front of the property is a double width driveway area, herbaceous flower bed. Personal gate leading to rear garden.





[Outside \(Rear\)](#)

Rear garden, is surrounded in the main by a combination of brick walling with timber fencing inlays. Being L-shaped and landscaped with paved seating areas and herbaceous planted borders. Outside lighting. Small timber garden shed, gated access to the front, outside tap.

[Mobile Phone Coverage](#)

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or

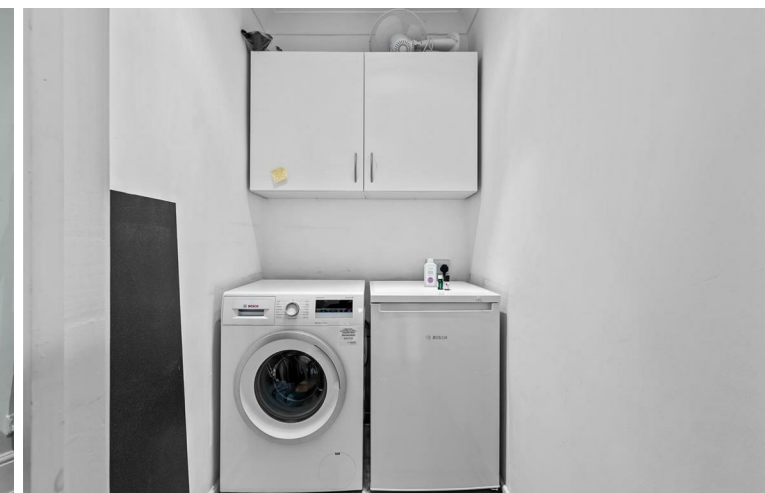
other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Council Tax Band F.

[Location](#)

CV32 5UU





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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 • ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			
		EU Directive 2002/91/EC	

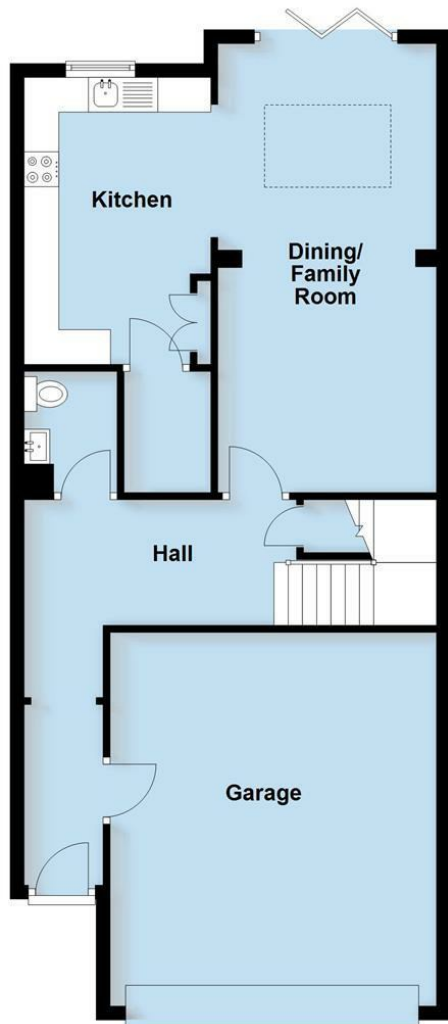
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Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 78.7 sq. metres (847.6 sq. feet)

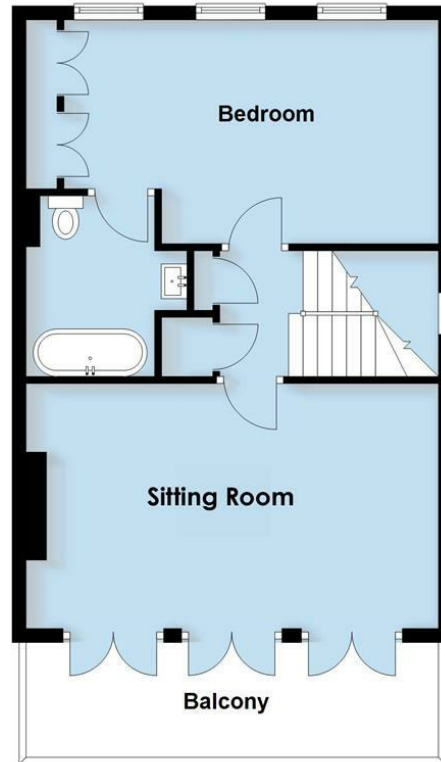


Total area: approx. 182.8 sq. metres (1967.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 52.0 sq. metres (560.0 sq. feet)
(excluding Balcony)



Second Floor

Approx. 52.0 sq. metres (560.0 sq. feet)

