



Lillington Close, Leamington Spa, CV32 7RN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A superbly appointed and extended detached family home situated within a very desirable location to the North East of Leamington Spa town centre that has to be viewed to truly appreciate the quality of accommodation on offer.

The property benefits from a very high level of fittings throughout and briefly comprises - Entrance hall, cloakroom/w.c, living room with bi-fold doors and electric blinds, wonderful open plan kitchen/living/dining room with utility room and pantry.

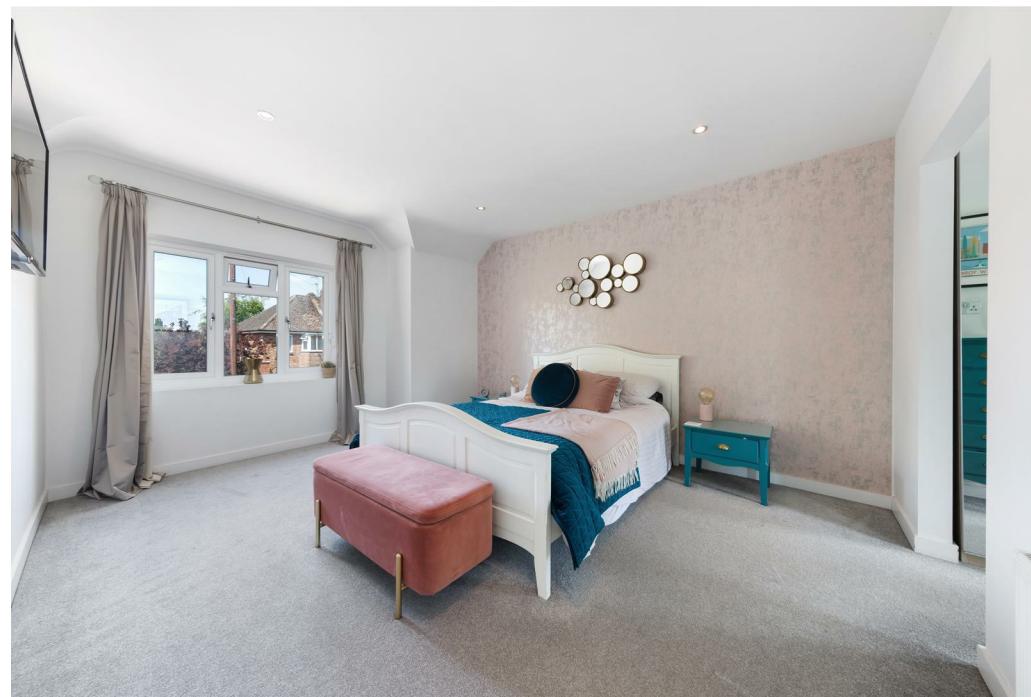
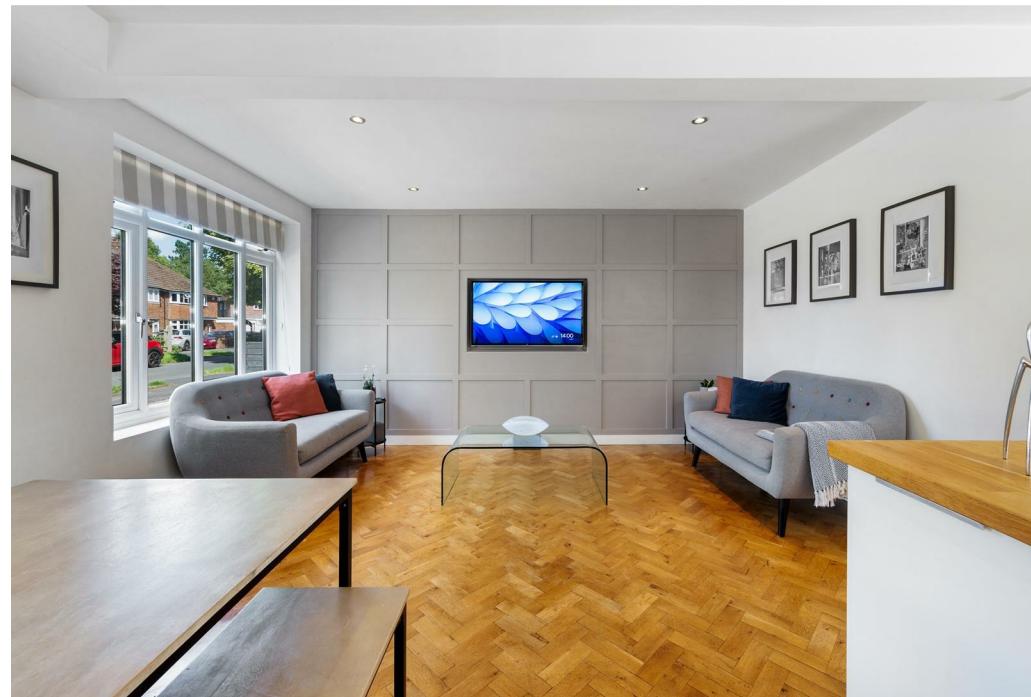
To the first floor there is a wonderful master bedroom suite with dressing room and luxury en suite bathroom, three further bedrooms and family bathroom. There is also a further large bedroom suite with en-suite which is accessed via a rear downstairs staircase that would be ideal for a dependant relative or teenage suite.

Outside there is ample driveway parking to the front, integral double garage with electric door and central heating making it an extremely flexible space that could be a gym/other use. The garden extends to the side of the house and has a lovely decked area ideal for entertaining and is part lawned.

Noteable features include underfloor water central heating downstairs, solid oak flooring, additional electric underfloor heating in living room and 12v solar panels on the roof.

A truly fabulous home.







We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

## Key Features

- Immaculate detached family home
- Superbly presented
- Five bedrooms
- Three bathrooms
- Double garage
- Large open plan kitchen/living/dining room
- Living room with bi-fold doors
- Very sought after residential location
- Viewing essential to appreciate quality of accommodation

**Guide Price**  
**£965,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -  
Warwick District Council