



VALLEY ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS





A semi detached family home in Lillington, which was built in 1974. The spacious home comprises of a lounge diner, porch, entrance hall, breakfast kitchen, guest WC, conservatory, three bedrooms and a bathroom. There is gardens to the front and rear and also benefits from a garage and block paved parking for 2-3 cars.

To view the virtual tour & 3D model use-
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Description

Porch

Twin double glazed composite door leads into the porch area which has a radiator, down-lights, and cloaks storage. Open door to hallway

Hall

Carpeted hall with glazed door through to the lounge diner, staircase leading to 1st floor. Open doorway to the kitchen.



Lounge/Diner

A very well proportioned room with three uPVC double glazed windows, one large radiator, feature fireplace with marble hearth & back-plate and a painted timber surround. Coving to ceiling and two light points.

Kitchen Breakfast Room

Beach kitchen which has a double fitted oven, black worktops with five ring gas hob with extractor over. 1 & 1/2 bowl stainless steel sink with mixer tap, space and plumbing for washing machine space and plumbing for dishwasher, space for an upright fridge freezer. There is a Valiant gas boiler, double glazed window looking for conservatory with doors to the conservatory. Glazed door to the guest WC and composite door to the front.



Guest WC

Toilet with a timber window and tiled floor.

Conservatory

UPVC double glazed conservatory with a polycarbonate roof, electrics and lighting, tiled flooring, sliding patio door to the garden. Timber door to the garage.

Landing

Carpeted landing, airing cupboard housing electric immersion tank and slatted shelving. Loft hatch and doors to the three bedrooms and bathroom.

Bedroom One

Spacious double bedroom with fitted wardrobes, dressing table with fitted mirror lighting and cupboards. Two uPVC double glazed windows to the front elevation and a large radiator. Coving to ceiling

Bedroom Two

Spacious double bedroom with a large uPVC double glazed window overlooking the rear garden, coving, and a large wall mounted radiator.

Bedroom Three

Single bedroom with downlights, uPVC double glazed window, radiator and





coving.

Bathroom

Fitting with a white suite - comprising of a bath with a mixer tap, glass shower screen and electric shower over, handbasin with chrome mixer tap and vanity storage, low-level flush toilet, luxury vinyl tiling, radiator, two tiled walls, down-lights and uPVC double glazed window.

Garage

Up-and-over door, power, lighting and timber window looking into the conservatory. Pedestrian door to the conservatory.

Parking & Front

Block paved parking for 2-3 cars, lawned front garden with a bush and Flowers.

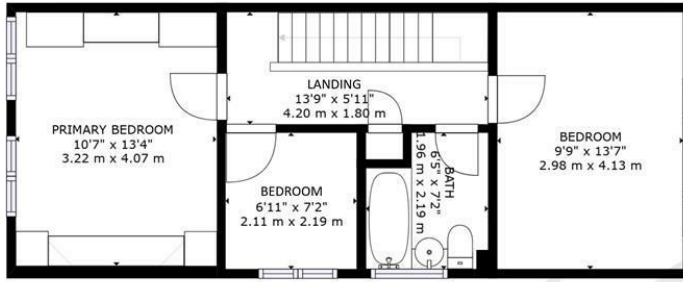
Rear Garden

Patio, bedding areas with planting, flowers and bushes, area of lawn, enclosed with timber fencing.

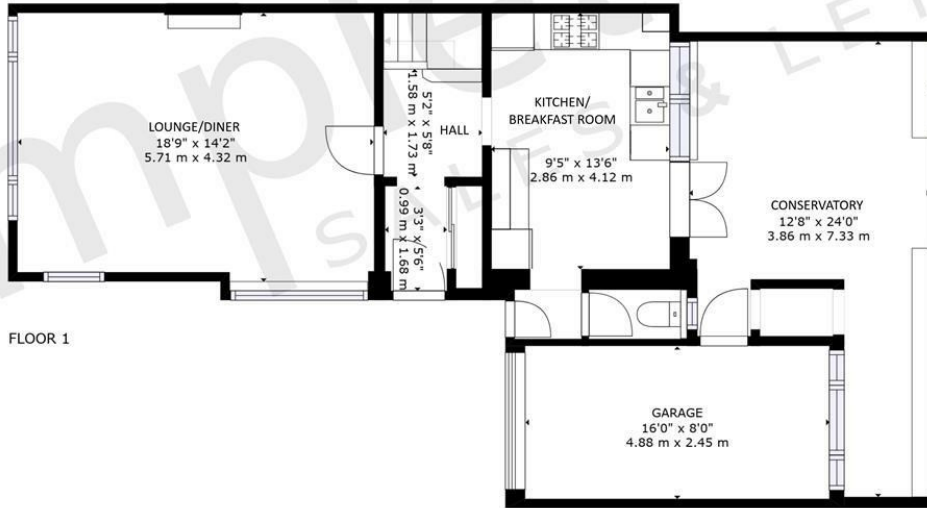
Location

Lillington is to the North East of Leamington, in a residential area, convenient for everything Leamington Spa has to offer - such as a great choice of high street and boutique shops, restaurants, café's and bars,





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 771 sq. ft, 72 m², FLOOR 2: 475 sq. ft, 44 m²
 EXCLUDED AREAS: , GARAGE: 129 sq. ft, 12 m²
 TOTAL: 1245 sq. ft, 116 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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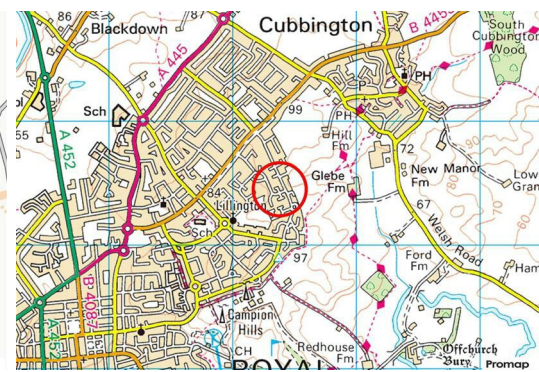


offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, falling within the catchment area of a number of local schools including Telford Infant and Junior School and North Leamington Secondary School, it is a very popular place to live. The train station has a direct service to London Marlybone.



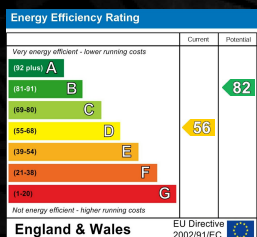
- Semi Detached Family Home
- Lounge/Diner
- Conservatory
- 3 Bedrooms
- Garage & Driveway

- Attractive Presentation
- Kitchen/Breakfast Room
- Guest WC
- Family Bathroom
- Front & Rear Gardens



VALLEY ROAD, LEAMINGTON SPA

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



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