



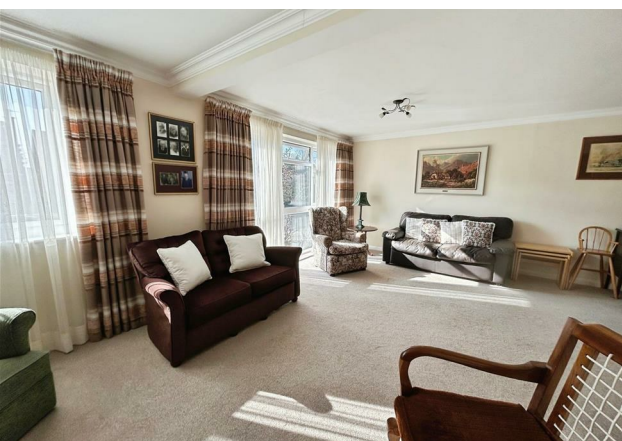
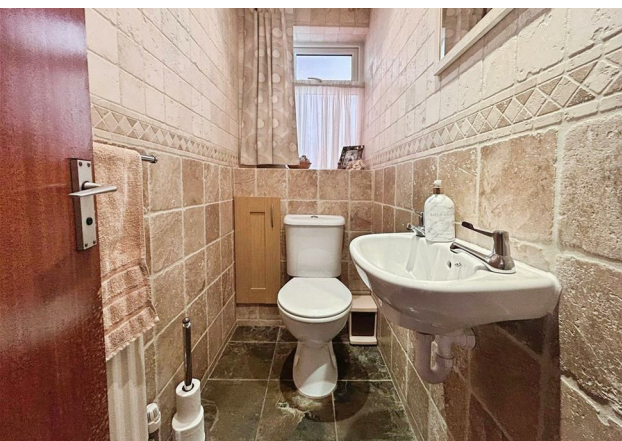
VALLEY ROAD, LILLINGTON

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FOR SALE





A mature detached four bedroom family home located in the highly regarded Lillington area of north-east Leamington Spa. The property offers excellent scope for modernisation and potential enhancement, comprising entrance hall, guest WC, living/dining room, kitchen/diner, four well-proportioned double bedrooms, a family bathroom and separate shower room. Outside there is a garage, multiple parking spaces and a private lawned rear garden with patio area.

Entrance Hall

A spacious and welcoming L-shaped entrance hall featuring tiled flooring, a central heating radiator, and a ceiling light point. Stairs rise to the first floor, with doors providing access to the kitchen/diner, lounge/diner, and guest WC. A large understairs cupboard offers excellent additional storage space.

Living/Dining Room

A spacious L-shaped living and dining room featuring two large double-glazed windows to the front aspect, allowing plenty of natural light. The room is fully carpeted and includes two ceiling light points and central heating radiators. There is ample space for a large six-seater family dining table as well as a comfortable sofa and TV relaxation area, making it ideal for both entertaining and everyday living.

Kitchen/Diner

An open-plan kitchen/diner featuring two large double-glazed windows overlooking the rear garden, allowing for plenty of natural light. The room benefits from heated tiled flooring, ceiling light points, and a central heating radiator. The solid wood fitted kitchen offers a range of base and high-level cupboards and drawers, complemented by tiled splashbacks and a stainless steel double sink with drainer and mixer tap. Integrated appliances include a double oven and a Neff hob with extractor fan, with additional space provided for a washing machine and dishwasher. A double-glazed uPVC door with glass panel leads directly out to the rear garden.

Guest WC

Guest WC with fully tiled walls and flooring, featuring a low-level flush WC and ceramic hand basin. The room is finished with ceiling spotlights, a central heating radiator, and an obscured glass window to the side elevation, providing natural light while maintaining privacy.

Stairs & Landing

A spacious staircase and landing area featuring a wooden balustrade and fully carpeted flooring. The space is enhanced by a ceiling light point and a double-glazed window to the side elevation, allowing natural light to fill the area. Doors lead to the family bathroom and four double bedrooms, with the added benefit of a useful storage cupboard.

Bedroom One

An extremely spacious master bedroom featuring carpeted flooring, a central heating radiator, and a ceiling light point. A large double-glazed window to the front elevation provides plenty of natural light. The room also benefits from large fitted storage cupboards and offers ample space for dressing tables, bedside tables, and additional bedroom furniture.

Bedroom Two

A second spacious double bedroom featuring a double-glazed window to the front elevation, allowing for plenty of natural light. The room includes fitted wardrobes and cupboards, a central heating radiator, and a ceiling light point, with fully carpeted flooring for added comfort.

Bedroom Three

A third double bedroom featuring a double-glazed window to the rear elevation, allowing for pleasant natural light. The room includes fitted wardrobes and cupboards, a central heating radiator, and a ceiling light point, providing practical storage and comfortable living space.



Bedroom Four

Currently utilised as a home office/study, this versatile room could also serve as a fourth double bedroom. It features fully carpeted flooring, a central heating radiator, a ceiling light point, and a double-glazed window to the rear elevation.

Rear Garden

A private, timber-fenced rear garden mainly laid to lawn with a patio area, complemented by mature shrubs, borders, and trees. The garden also features a separate raised patio seating area, side gated access to the front of the property, and a door providing direct access to the garage.

Garage

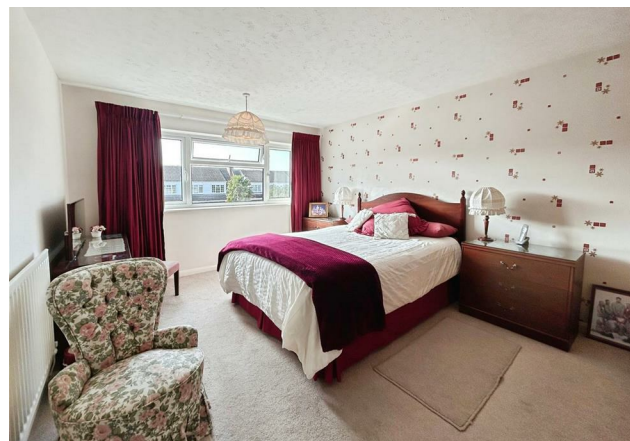
A single garage with power and lighting, featuring fitted storage cupboards and work surfaces providing useful additional storage space. The property also benefits from a covered car port for further parking convenience.

Front & Parking

A block-paved frontage providing off-road parking for multiple vehicles, offering both practicality and an attractive approach to the property.

Location

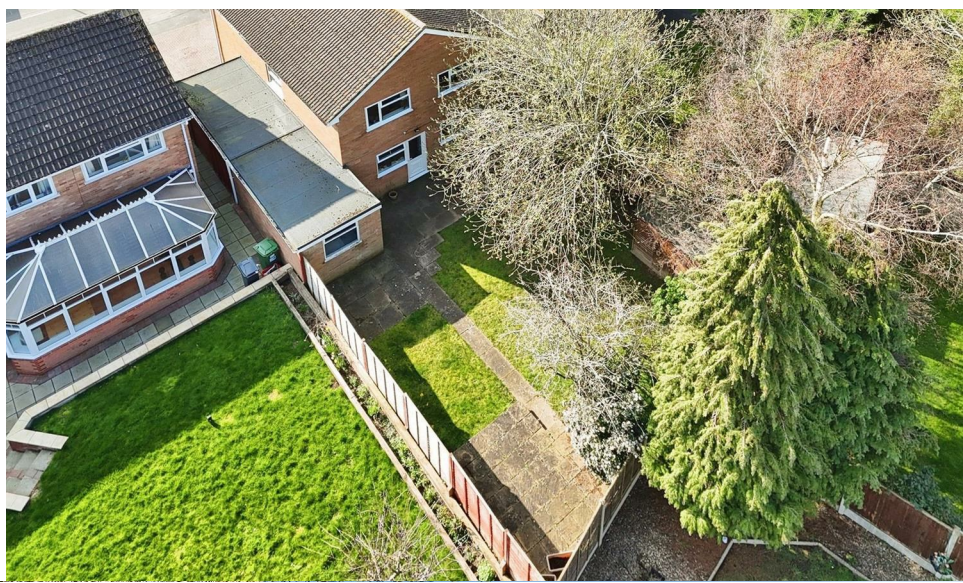
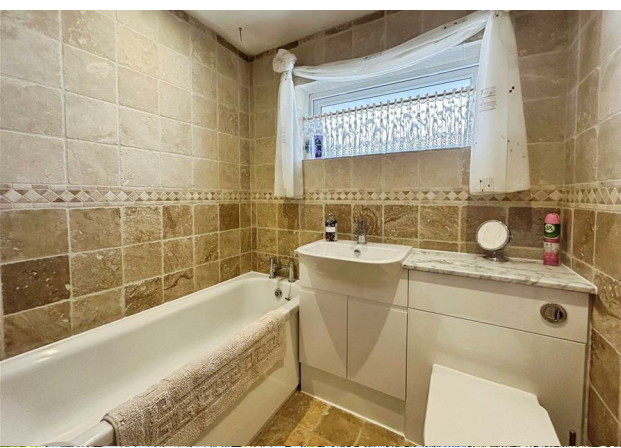
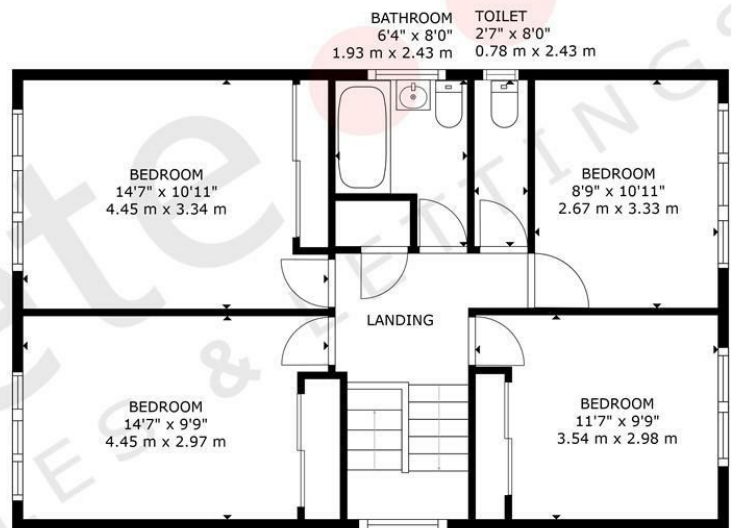
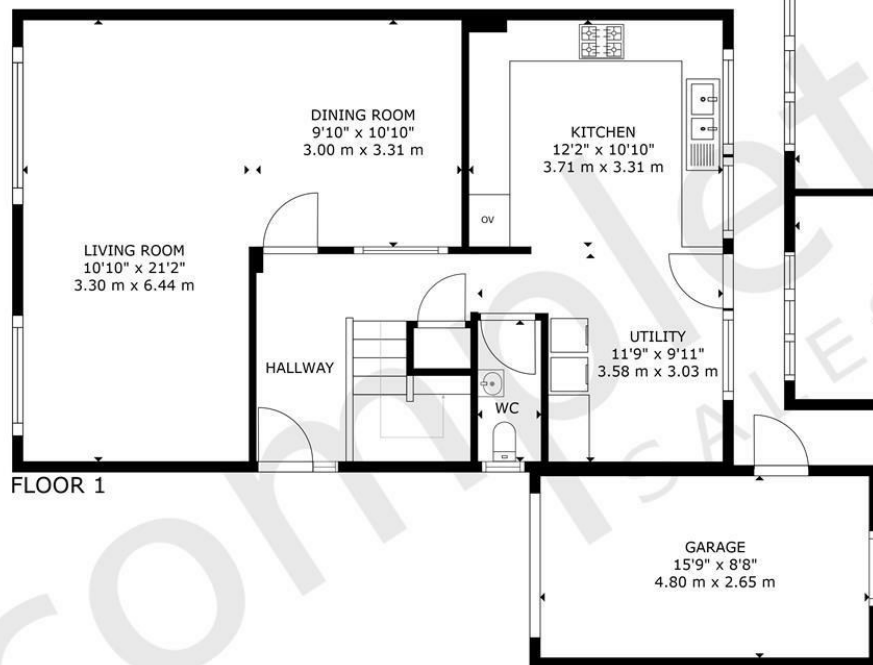
North East Leamington Spa includes the residential area of Lillington, which is situated approximately 1.5 miles from the town centre. The area is mainly residential and is known for its quiet streets and family-friendly atmosphere. Lillington has a range of local amenities, including several shops, pubs, and restaurants, as well as a community centre and a library. The area is also home to several schools, including primary and secondary schools, making it popular with families. For those who enjoy spending time outdoors, there are several parks and green spaces in the area, including Lillington Green, Cublington Play area, Mason Avenue Park and Lillington is also within easy reach of the



GROSS INTERNAL AREA
FLOOR 1: 713 sq. ft, 66 m², FLOOR 2: 699 sq. ft, 64 m²
TOTAL : 1,412 sq. ft, 130 m²

EXCLUDED AREAS : GARAGE : 137 sq. ft, 12 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

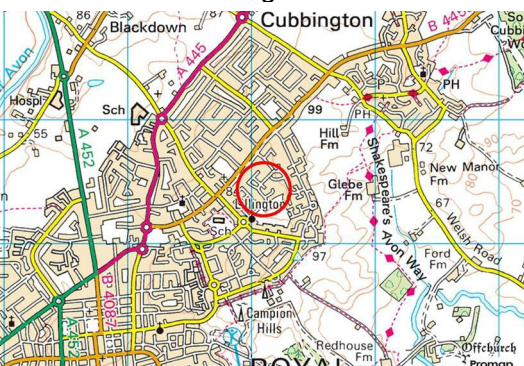


countryside, with the nearby Kenilworth Common and Burton Dassett Hills Country Park both popular destinations for walkers and cyclists. Overall, North East Leamington Spa is a desirable location for those looking for a quiet, family-friendly area with good access to local amenities and the countryside.



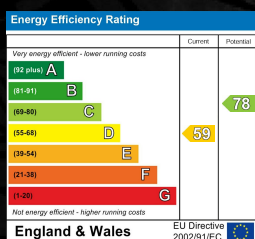
- Detached Family Home
- Guest WC
- Lounge Diner
- Rear Garden
- Lillington - North East Lillington

- Four Double Bedrooms
- Kitchen Diner
- Bathroom & Separate Shower
- Garage, Car Port & Driveway
- No Chain



VALLEY ROAD, LEAMINGTON SPA

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



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