





An outstanding opportunity to acquire an impressive individually styled detached family residence which has been subject to extension and complete refurbishment to an exceptionally high standard, providing well proportioned four bedroomed and two bathroomed accommodation, featuring impressive open plan living/kitchen arrangement and large garden in highly regarded Leamington Spa location.

[Lillington Road](#)

Is a popular and established north Leamington Spa location approximately a half mile to the north of the town centre comprising many fine individual dwellings, being conveniently sited for access to the town centre, a range of local facilities and amenities including

local shops, schools for all grades including renowned private schools and a variety of recreational facilities. In recent years Lillington Road has consistently proved to be much sought after.

ehB Residential are pleased to offer 152 Lillington Road which is an outstanding opportunity to acquire a much improved and extended 1950's built detached family residence providing superbly appointed four bedroomed and two bathroomed accommodation, which features a most impressive extended living/kitchen arrangement and large garden of note. The property has been maintained and improved by the present owners to an exceptional standard and the agents consider internal inspection to be essential for its level

of appointment, proportions and standard of presentation to be fully appreciated.

In detail the accommodation comprises:-

[Open Porch](#)

With oak panelled entrance door and side panels, with downlighters leads to the

[Spacious Reception Hall](#)

With staircase off, turned balustrade, understair cupboard, laminate flooring, oak panelled doors off, coving to ceiling.

[Cloakroom / WC](#)

Refitted with vanity unit including integrated wash hand basin with mixer tap, tiled splashback, low flush WC with concealed cistern, tiled floor, extractor fan, chrome heated towel rail.





Lounge

23'6" x 11'3" (7.16m x 3.43m)

With part pitched ceiling incorporating Velux window, stone fireplace and hearth with wood burner, coving to ceiling and TV point, radiator.

Dining Room

11'1" x 14'10" (3.38m x 4.52m)

With double radiator, windows to two aspects, coving to ceiling.

Study

15'6" x 9'9" (4.72m x 2.97m)

With coving to ceiling, radiator, meter cupboards.

Extended Living / Kitchen

18'4" x 20'6" (5.59m x 6.25m)

With tiled floor and underfloor heating, twin French doors overlooking rear garden, part pitched ceiling incorporating Velux windows, extensive range of high quality gloss faced base cupboard and drawer units with matching range of high level cupboards, complimentary Corian work surfaces and returns with inset sink unit with mixer tap, ceramic hob unit, glazed panelled splashback, extractor, built in dishwasher, further full height units incorporating twin Neff ovens, matching island unit with rolled edge work surfaces providing additional base cupboard and drawer units and includes integrated breakfast bar, downlighters and custom made shelving units with timber and glazed panelled doors leading to the reception hall.

Utility Room

15' max x 7'2" (4.57m max x 2.18m)

With base cupboard and drawer units and work surfaces, stainless steel one and half bowl sink unit, plumbing for automatic washing machine, tiled floor, further three quarter height units and glazed panelled rear door, access to garage.

Stairs and Landing

With side window, turned balustrade, coving to ceiling, access to roof space with pull down ladder, airing cupboard containing combination gas fired central heating boiler.





Bedroom

11'3" x 15' (3.43m x 4.57m)

With radiator two double built in wardrobes with hanging rails and shelves.

Family Bathroom / WC

9'3" x 6'6" (2.82m x 1.98m)

With white suite comprising panelled bath, tiled splashback and shower area with mixer tap, shower attachment and screen, pedestal basin, low flush WC, radiator, shelved linen cupboard, downlighters, coving to ceiling.

Master Bedroom

13'3" x 11'3" (4.04m x 3.43m)

With radiator, range of built in wardrobes, hanging rails and shelves.

Refitted En-Suite Bathroom / WC

With a white suite comprising stand alone designer bath with mixer tap, tiled shower cubicle with screen, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap and low flush WC with concealed cistern, chrome heated towel rail being half tiled with tiled floor and downlighters.

Bedroom

9'6" x 11'9" (2.90m x 3.58m)

With tubular radiator.



Bedroom

10' x 9'6" (3.05m x 2.90m)

With radiator, alcove with fitted shelves.

Outside (Front)

The property is pleasant sited within Lillington Road with block paved drive, large car parking facilities bounded by slate gravel beds and shaped lawn, lead to the

Integral Garage

18'6" x 7'9" (5.64m x 2.36m)

With electric light, power point and personal door, pedestrian side access leads to the





Outside (Rear)

Large landscape garden of note comprising paved patio, shaped lawn, well stocked flower borders, including pergola, garden shed, all screened by established foliage and close boarded fencing with outside light.

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.

Location

The property can be approached by proceeding north from our office via Clarendon Place. On reaching the traffic island take the third exit into Lillington Avenue proceeding for its entirety following on to Lillington Road where upon the property can be found located on the right hand side.



Your Property - Our Business

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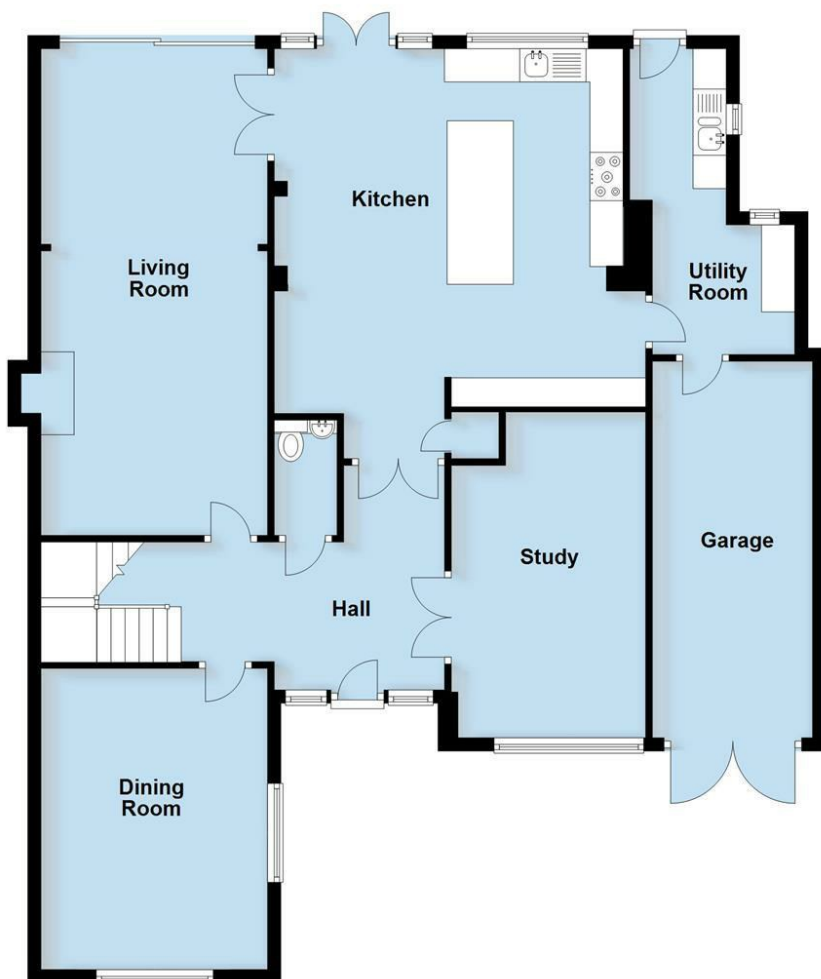
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive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

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

Ground Floor

Approx. 127.0 sq. metres (1367.0 sq. feet)



Total area: approx. 202.5 sq. metres (2179.9 sq. feet)

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

First Floor

Approx. 75.5 sq. metres (812.9 sq. feet)

