

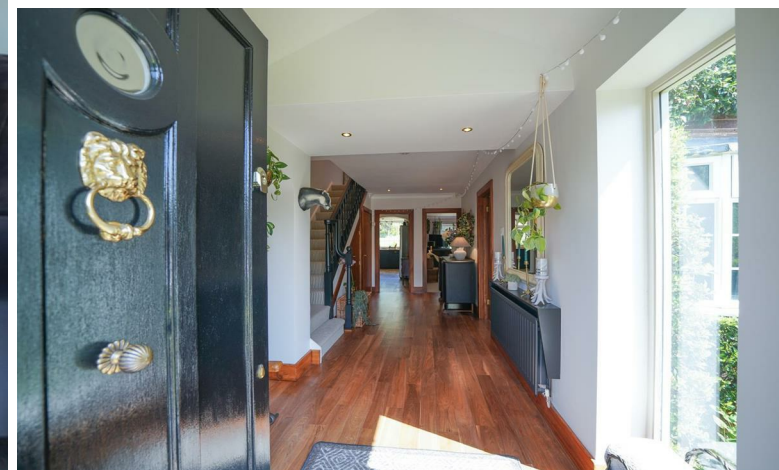
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RESIDENTIAL

Your Property - Our Business



94, Lillington Road, Leamington Spa

Guide Price
£925,000



A superbly presented, well styled, spacious and flexible family detached property set on an excellent elevated plot in well regarded location offering further extension potential subject to the necessary permissions.

[Lillington Road](#)

Is a popular and established north Leamington location comprising of many fine individual properties of varying ages, with the location being ideally sited within easy reach of the town centre, all amenities including shops and recreational facilities. In recent years Lillington Road has become ever more popular.

The property is an impressive 1950's built individually styled and detached family residence which has been improved and extended

over the years to provide spacious, well appointed three/four bedroomed accommodation. Master bedroom with suite with dressing area and re-fitted en-suite.

The property offers a pleasant and slightly elevated position with large landscaped front gardens and driveway, providing plenty of off-road parking and attractive patiod and lawned rear garden.

All the reception rooms are large and flexible in use, ensuring the house can evolve with the seasons of family life. The property offers scope for further extension and improvement subject to the usual consents and permissions and viewing is highly recommended.

[Briefly Comprising](#)

Entrance hallway, large L-shaped living room, sitting room,

study/bedroom four, ground floor cloakroom, semi-open plan shaker style kitchen leading into large dining and family area overlooking the garden, large walk-in store room with utility cupboard, garage, first floor landing, three double bedrooms (master with suite with dressing area and re-fitted en-suite bathroom), separate family shower room, large tarmac driveway and lawned front garden, patiod and lawned large rear garden, gas central heating, double glazing.

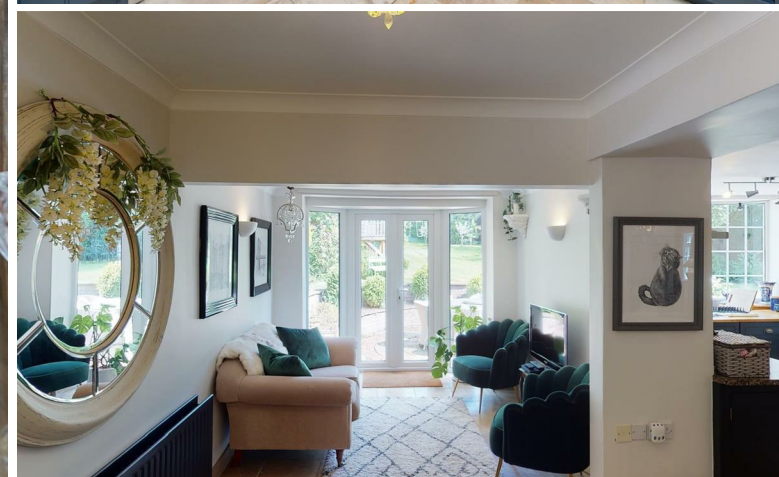
[The Property](#)

Is approached via a tarmac driveway leading up to

[Entrance Door](#)

With glazed panels to either side giving access to





Spacious Deep Entrance Hallway

With exposed timber architraves and skirting, staircase rising to first floor landing with useful under stair store cupboard and additional cloaks cupboard, downlighter points to ceiling.

Living Room

18'1" reducing to 11'3" x 23'4" (5.51m reducing to 3.43m x 7.11m) With five multi pane windows, original parquet flooring to part of the room, coved cornicing, fireplace surround with inset gas fire, two radiators.

Sitting Room

9'10" x 19'3" (3.00m x 5.87m)

With two multi pane style upvc double glazed windows, coved cornicing, radiator.

Study/Bedroom Four

8'2" x 11'10" (2.49m x 3.61m)

With downlighter points to ceiling, multi pane style upvc double glazed window to front elevation, double radiator, timber skirting and architraves.

Ground Floor Cloakroom

Fitted with a contemporary suite to comprise low level WC with concealed cistern, wash hand basin, splashback tiling, upvc multi pane style double glazed window and small column style radiator, downlighter points to ceiling.

Semi Open Plan Kitchen / Dining / Family Room

Kitchen Area

10'9" x 7'8" (3.28m x 2.34m)

With hand painted shaker style wall and base units, wood block working surface, one and a half bowl sink drainer unit, granite working surface to one section, space and plumbing for washing machine, SMEG range style oven with stainless splashback and filter hood, upvc multi pane double glazed window to rear, tiled floor.

Dining Area

20' 5" x 10'4" (6.10m 1.52m x 3.15m)

Spanning the width of the space with wall light points, two radiators, obscure window to side elevation, door leading to store, broad opening through to Family Area.



Family Area

8'9" x 10' (2.67m x 3.05m)

With upvc double glazed French doors and full height windows to either side leading to garden, tiled floor.

Store Room

8'8" x 9'11" (2.64m x 3.02m)

With cornicing, radiator, door to garage, double doors to

Utility Cupboard

Space and plumbing for washing machine, shelving.

Garage

9' reducing to rear x 16'8" (2.74m reducing to rear x 5.08m)

Being a slightly irregular shaped space, double timber doors to front, recess providing storage, wall mounted Worcester boiler.

First Floor Landing

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

Master Bedroom Suite

11' x 10'5" (3.35m x 3.18m)

With two upvc multi pane style double glazed windows, radiator, coved cornicing, wall light points, broad opening leading to

Dressing Area

3' x 7" (0.91m x 2.13m)

With two wall hanging rails and sliding pocket door to

Refitted En-Suite Bathroom

With an attractive period style suite to comprise wash hand basin with period style taps, double ended bath with period style taps and

telephone style shower attachment, low level WC, half panelled walls, wall light points, downlighter points to ceiling.

Bedroom Two

14'1" x 12'5" (4.29m x 3.78m)

With two upvc multi pane style double glazed windows, radiator, coved cornicing.

Bedroom Three

10'6" plus built in wardrobe x 14'9" (3.20m plus built in wardrobe x 4.50m)

With upvc multi pane style double glazed window to front elevation, coved cornicing, radiator, wardrobe with railing.

Family Shower Room

Fitted with a white suite to comprise low level WC, pedestal wash





hand basin, large corner shower cubicle with Mira Sport electric shower and control, splashback tiling to half height extending in shower area, downlighter points to ceiling, tiled floor, large extra wide chrome radiator towel rail.

Outside (Front)

To the front of the property is a gated driveway providing plenty of off road parking, remainder of the garden is principally laid to lawn and surrounded in the main by hedging and brick walling.

Outside (Rear)

To the rear of the property is a broad paved patio, remainder of the garden is principally laid to lawn with mature herbaceous planted borders and trees.

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

From the agents offices continue up Clarendon Place onto Clarendon Square, at the traffic island take the third exit onto Lillington Avenue,

at the traffic lights continue straight on and at the following traffic island take the first left onto Lillington Road. Continue straight on to the next traffic island and passing Church Lane on the right where the property is the second property on the right shortly there after.



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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

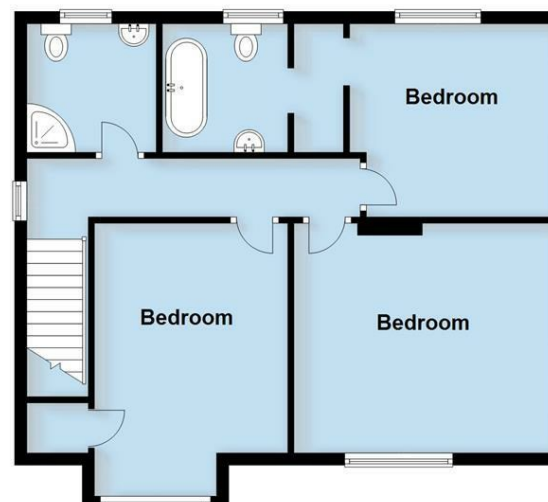
Ground Floor

Approx. 141.1 sq. metres (1518.9 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



Total area: approx. 204.9 sq. metres (2205.4 sq. feet)

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