







BEATYS GARDENS, NORTH LEAMINGTON

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SALES & LETTINGS













Set within an exclusive cul-de-sac of just five homes off Lillington Road, this spacious two-bedroom detached bungalow is offered for sale with no onward chain. Built in 2004, the property enjoys a sought-after North Leamington location within easy reach of Leamington Spa town centre. The entrance hall opens into a generous lounge diner with double doors to the fitted kitchen and a separate pair of doors to the large conservatory, which overlooks the landscaped, west-facing rear garden. An inner hall serves two double bedrooms and the main bathroom. The principal bedroom has fitted furniture and a refitted en-suite shower room. The property also benefits from an allocated carport space with storage behind. No Chain

Property details...

Entrance Hall
A uPVC entrance door with a porthole window opens into the carpeted hall, which has ceiling coving, an electrical consumer unit and a glazed internal door to the lounge diner.

Lounge Diner
A spacious, open-plan room with ample space for both seating and dining. A central fireplace houses a gas fire, while a light tunnel brings natural light into the room. There is ceiling coving, two radiators, wall lighting and two ceiling light points. Glazed double doors open into the kitchen, timber double doors lead to the conservatory and a further door opens into the inner hall.

Kitchen
Fitted with painted timber cupboards and drawers, square-edged worktops and tiled splashbacks. Appliances include an electric oven, a five-ring gas hob with an extractor above, an integrated fridge freezer, a dishwasher and a washing machine. There is a one-and-a-half-bowl stainless steel sink with a mixer tap, a double-glazed window overlooking the rear garden and a wall-mounted Baxi boiler.

Conservatory
A large conservatory with a brick base, uPVC double-glazed windows and a polycarbonate roof. French doors open directly onto the rear garden. The conservatory also has a radiator and power sockets.

Inner Hall
The carpeted inner hall has a loft hatch and doors to both bedrooms and the bathroom.

Bedroom One
A spacious double bedroom with fitted wardrobes, cupboards and drawers. There is a front-facing double-glazed window, a radiator and a door to the en-suite shower room.

En-Suite Shower Room
Refitted and fully tiled, the en-suite features a large step-in shower enclosure with a sliding glass door, a mains-fed rainfall shower and a handheld attachment. A vanity unit incorporates a washbasin with a mixer tap and storage below. There is also a WC, a chrome heated towel rail, downlights, an extractor fan and a double-glazed window.

Bedroom Two
A double bedroom with a front-facing double-glazed window and a radiator.

Bathroom
Fitted with a white suite comprising a bath with a Victorian-style mixer tap, handheld shower attachment and glass shower screen, together with a pedestal washbasin and WC. There is also a chrome heated towel rail,



half-height wall tiling, downlights, a large shelved airing cupboard and a double-glazed window.

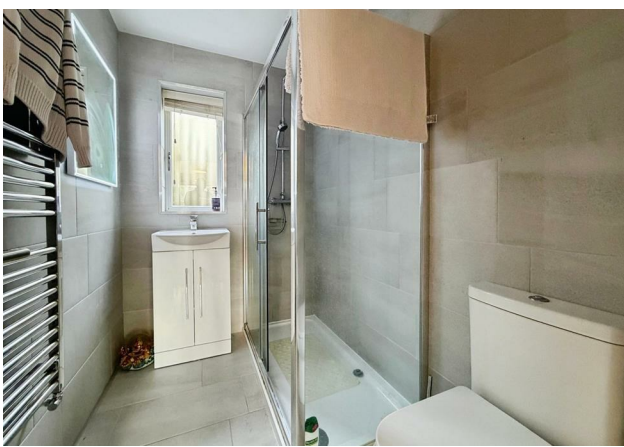
Rear Garden
The landscaped, west-facing rear garden combines generous porcelain-paved seating areas with a small lawn. Planted borders and raised beds contain a variety of shrubs and flowers, while a contemporary
water feature provides a focal point. A side gate gives access to the front of the property.

Carport
An allocated parking space within the communal carport has a storage cupboard to the rear.

Front
A block-paved frontage leads to a ramp with metal railings beside the approach to the front door. An exterior light serves the entrance.

Location
Nestled on the tree-lined Lillington Road, just North from Leamington Spa's vibrant town centre, this small select development is in sought-after location. Leamington Spa is renowned for its picturesque Jephson's Gardens, located on the banks of the River Leam, and a plethora of charming properties. The town offers a diverse range of boutiques, high street shopping, cafes, restaurants, bars, and activities catering to all ages. Exceptional schools within the area include Arnold Lodge and Kingsley School for Girls in Leamington





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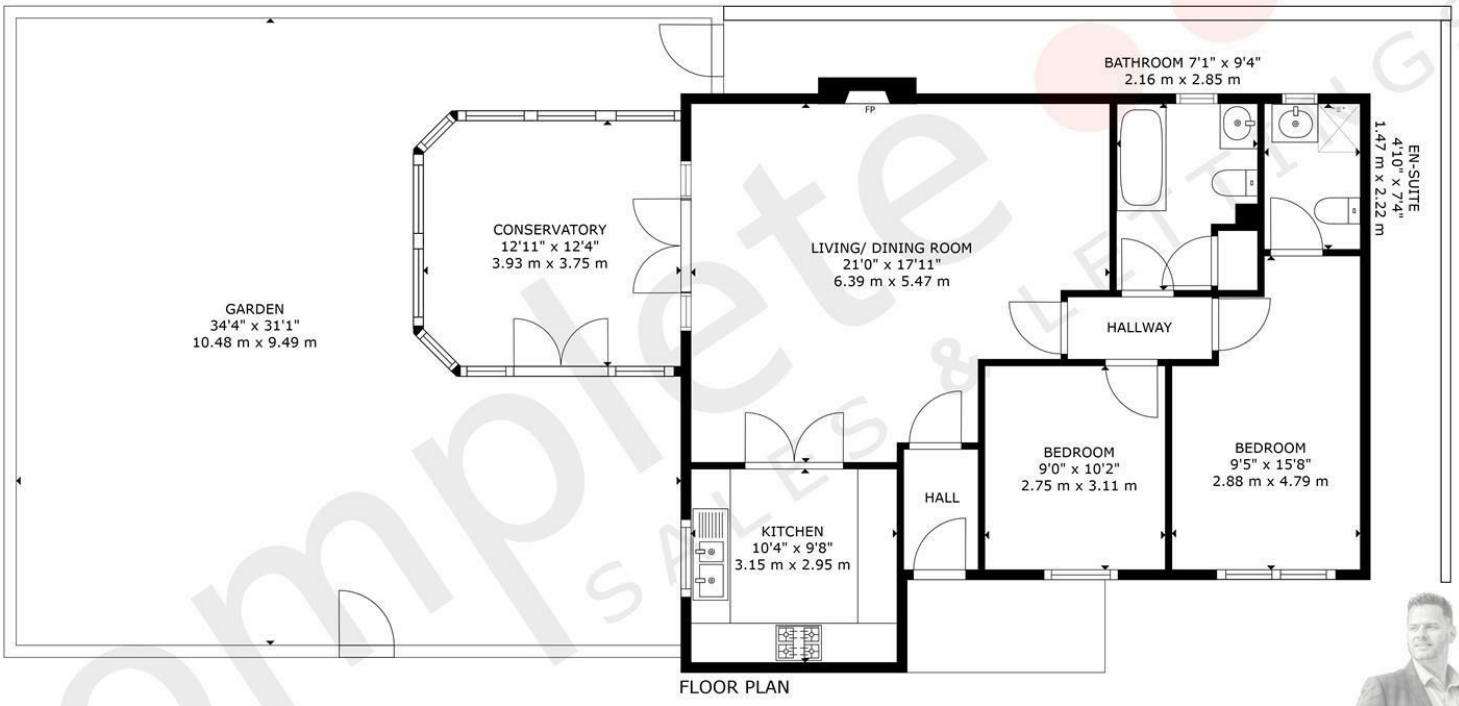


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 991 sq. ft, 92 m²
EXCLUDED AREA: GARDEN: 859 sq. ft, 79 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





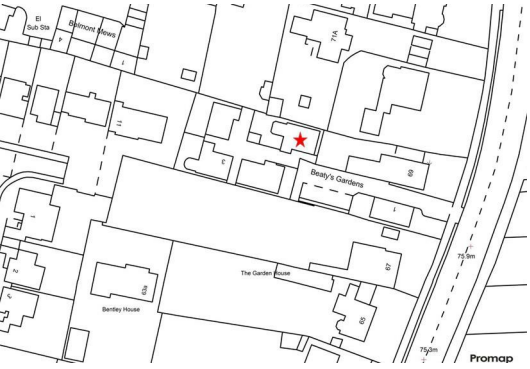
Spa, Warwick Boys School, and Kings High School for Girls.

Benefitting from its prime location, this property offers easy access to the town's amenities, as well as excellent transport links. With direct trains to London Marylebone taking just 70 minutes and Birmingham only 31 minutes away, commuting is made effortless. Warwick, Warwick Parkway Station, Stratford upon Avon, Coventry, Birmingham International Airport, and Birmingham City Centre are all within easy reach.

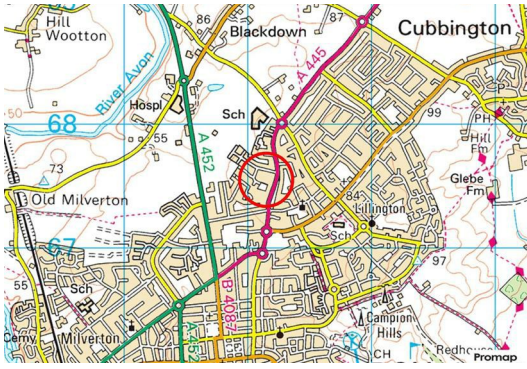




- Detached Bungalow
- Two Bedrooms
- Kitchen
- Car Port & Store
- Beautiful Landscaped Garden
- Exclusive Private Development
- Lounge Diner
- Bathroom & En-Suite
- No Chain
- Prestigious North Leamington

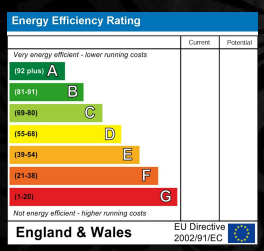






BEATYS GARDENS, LEAMINGTON SPA

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



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