

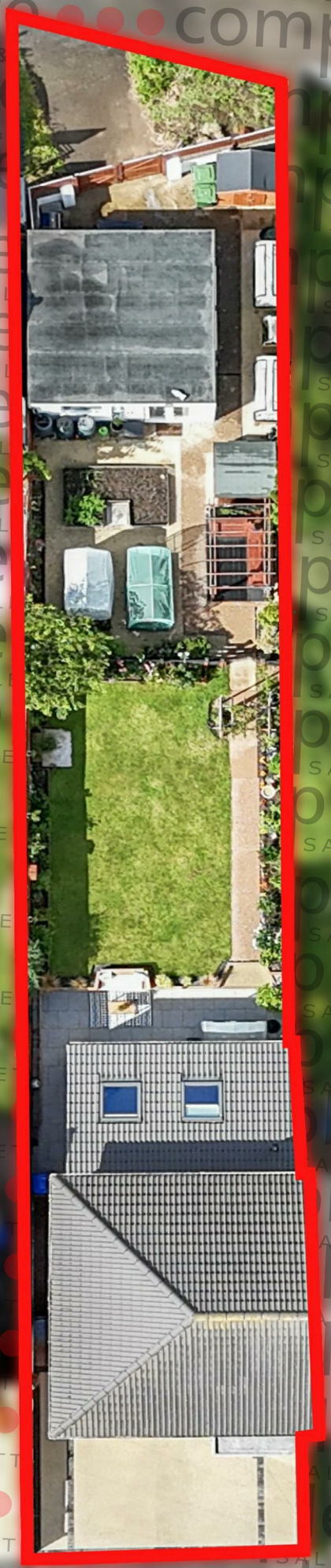






WELLINGTON ROAD, LILLINGTON

complete
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY











An outstanding extended three-bedroom family home situated in the highly sought-after area of Lillington, north of Leamington Spa. Beautifully presented throughout, the property offers an entrance hall/boot room, a comfortable lounge, a spacious open-plan kitchen/dining room, utility room, guest WC, three well-proportioned bedrooms, and a family bathroom. A particular highlight is the stunning mature landscaped rear garden, providing an exceptional outdoor space for relaxing and entertaining, complemented by a large workshop/potential office and the added luxury of a private home sauna.

Entrance Hall
Entrance Porch/Boot Room – A practical and generously sized entrance porch/boot room, ideal for storing coats, shoes and everyday essentials. Featuring a composite entrance door with obscured double-glazed glass panels, the space leads into the welcoming entrance hall. The hallway benefits from Amtico flooring, stairs rising to the first floor, contemporary central heating radiator, wall-mounted lighting, and a door leading through to the lounge.

Lounge
A spacious and stylish living room featuring attractive Amtico flooring, a bespoke built-in media wall unit and ceiling lighting. A double-glazed window to the front elevation provides plenty of natural light, while the generous proportions offer ample space for a range of lounge furniture and a coffee table. A door leads through to the impressive open-plan extended kitchen/dining room and utility area.

Kitchen/Diner
Open-Plan Kitchen/Dining/Family Room – Beautifully extended and thoughtfully designed, this impressive open-plan space forms the heart of the home and is ideal for modern family living and entertaining. The kitchen is fitted with an extensive range of base and wall-mounted storage units, complemented by stylish work surfaces, a breakfast bar, Amtico flooring, and contemporary vertical radiators. Integrated appliances include a dishwasher, wine fridge, oven and grill, while an induction hob with built-in extractor, double sink with drainer and mixer tap, and space for an American-style fridge freezer complete the specification. Two large skylights and patio doors to the rear garden flood the room with natural light, creating a bright and welcoming atmosphere. The generous dining and family area comfortably accommodates a large 6–8 seater dining table and offers ample space for everyday living and entertaining. Additional features include spotlighting, wall-mounted downlighters, and a sliding wooden door leading to the utility room and downstairs WC.

Utility
Fitted with a continuation of the Amtico flooring, the utility room provides additional storage with fitted cupboards and work surface, together with an integrated washing machine. There is also useful under-stairs storage, a ceiling light point, and a door leading through to the guest WC.

Guest WC
Recently refitted to a high standard, this stylish cloakroom features tiled flooring, partially tiled walls, a brushed gold heated towel radiator, hand wash basin with vanity storage beneath, low-level flush WC, extractor fan, and contemporary fittings throughout.

Stairs & Landing
A carpeted staircase rises to the first-floor landing, featuring a brushed steel handrail, ceiling light point, loft access hatch, and a useful built-in storage cupboard with shelving. Doors lead to all three bedrooms and the family bathroom.

Bedroom One
A generously sized double bedroom with fitted carpet, ceiling light point, and a double-glazed window to the front elevation allowing for plenty of natural light. The room also benefits from sliding-door fitted wardrobes, a fitted chest of drawers, and a central heating radiator

Bedroom Two
A well-proportioned double bedroom featuring fitted carpet, fitted wardrobes, a central heating radiator, and a double-glazed window overlooking the rear garden. The room offers ample space for additional bedroom furniture, including a chest of drawers, bedside tables, and further storage, making it an ideal guest room or family bedroom.

Bedroom Three
Currently utilised as a home office, this versatile room features wood-effect flooring, a double-glazed window to the front elevation, ceiling light point, and useful over-stairs storage with fitted shelving. Suitable for a variety of uses, including a single bedroom, nursery, study, or home office.



Family Bathroom
Beautifully presented and fitted with stylish herringbone flooring, the family bathroom comprises a hand wash basin with mixer tap and vanity unit beneath, low-level flush WC, and an L-shaped bath with shower over and partially tiled surrounds. Additional features include a heated towel radiator, ceiling spotlights, extractor fan, and a double-glazed window to the rear elevation providing natural light and ventilation.

Rear Garden
A truly fabulous and beautifully landscaped three-tiered rear garden, thoughtfully designed to provide a variety of spaces for relaxation and entertaining. The garden features an attractive patio area, a stunning raised lawn bordered by mature shrubs and colourful bedding plants, and a pathway leading to the rear section of the garden where raised beds provide excellent space for growing vegetables and seasonal planting. Further highlights include a pergola with seating area, a private garden sauna, a small storage shed, and timber gates providing access to the parking area beyond. This exceptional outdoor space offers a wonderful balance of practicality and enjoyment for the whole family.

Workshop/Office
A versatile and well-presented fully insulated space, ideal as a home office, gym, hobby room, or entertaining area. The room benefits from double-glazed patio doors opening onto the garden, a double-glazed window overlooking the rear garden, fitted storage cupboards, strip lighting, and power and electrical connections throughout.

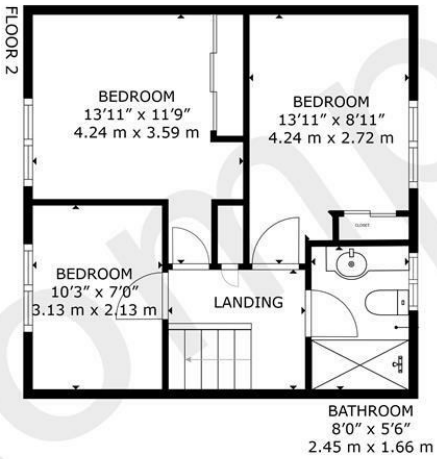
Parking
Driveway parking for two vehicles at the front of the property there is also a single parking space to the rear.

Location
Situated in the highly sought-after suburb of Lillington, North Leamington Spa, this property enjoys a convenient position close to a wide range of local amenities and falls within the catchment area of several well-regarded schools, including North Leamington School. Leamington Spa town centre is within easy walking distance, offering an excellent selection









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GROSS INTERNAL AREA
FLOOR 1: 988 sq. ft, 91 m², FLOOR 2: 440 sq. ft, 40 m²
TOTAL: 1,428 sq. ft, 131 m²
EXCLUDED AREA: PATIO: 1,939 sq. ft, 180 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





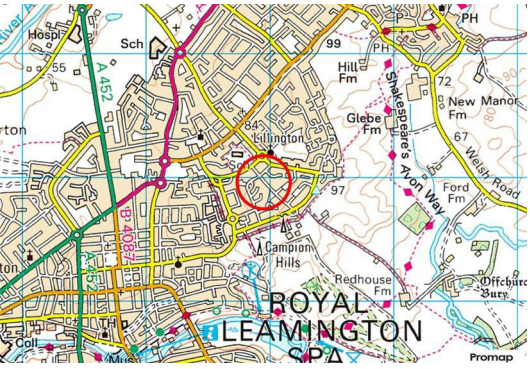
of high street and independent shops, cafés, restaurants, and bars. Renowned for its elegant Regency architecture, tree-lined avenues, beautiful parks and gardens, and excellent educational facilities, Leamington Spa remains one of Warwickshire's most desirable places to live.



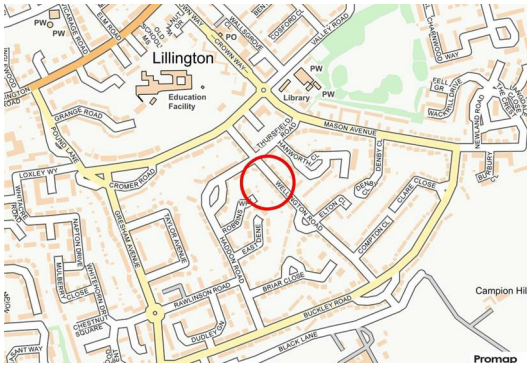




- Extended Semi- Detached
- Open Plan Kitchen/Diner
- Landscaped Generous Rear Garden
- Guest WC
- Off Road Parking
- Three Bedrooms
- Stylish Throughout
- Garage/Office
- Utility Room
- North Leamington Location

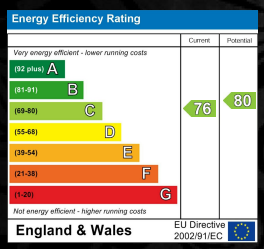






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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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