



### Description

A well-presented four-bedroom detached family home, ideally located within a popular residential area of Lillington, Leamington Spa, offering generous living space and excellent access to local schools such as North Leamington school.

The property features a spacious kitchen diner with integral appliances, providing an ideal space for family living and entertaining. There is also a good sized lounge and the convenience of a ground-floor shower room, utility room, alongside a further family bathroom upstairs.

Upstairs, the four well-proportioned bedrooms offer flexible accommodation for families, home working, or guest space.

Externally, the property benefits from a large driveway providing ample off-road parking, as well as a garage and home EV wallbox charging point. The location is particularly appealing for families, being close to well-regarded schools and everyday amenities.

This is a fantastic opportunity to acquire a detached home in a sought-after area, ideal for modern family living.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage



Garden details: Enclosed Garden, Front Garden, Private Garden,

Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

**Tenure**

Freehold

### Ground Floor

Approx. 61.9 sq. metres (662.1 sq. feet)



### First Floor

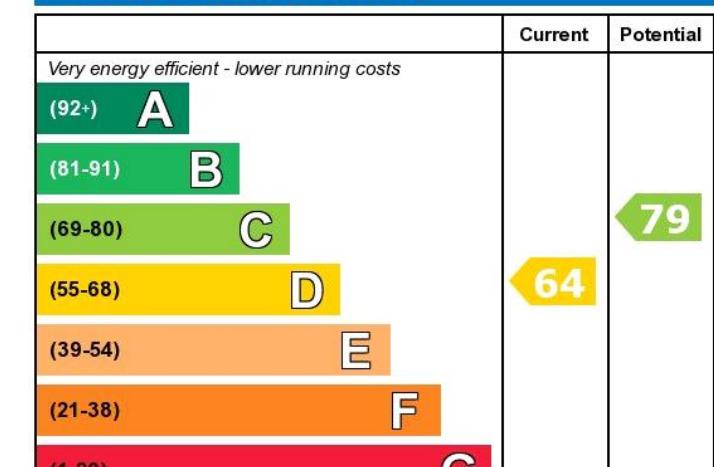
Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 143.9 sq. metres (1548.8 sq. feet)



### Energy Efficiency Rating



Viewing by appointment only

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