



22 Sandown Close  
Leamington Spa CV32 7SX  
Guide Price £440,000

# 22 Sandown Close

## Lillington

Being popularly located, this particularly well proportioned detached family home offers a well planned layout including four genuine double bedrooms. Also providing considerable scope and potential for extension, subject to the appropriate consents, notable features of the gas centrally heated and double glazed accommodation include a spacious 'L' shaped lounge/dining room, together with a kitchen/breakfast room, which extends across the full width of the rear of the house. In addition to the first floor bathroom there is a ground floor cloakroom, whilst outside a driveway provides direct access to a carport with garage beyond. This is an ideal opportunity to purchase a substantial detached family home situated within a cul-de-sac and forming part of a popular and convenient residential location.

### LOCATION

Sandown Close lies off Valley Road, approximately two miles north-east of central Leamington. Lillington is well catered for with local amenities including schools and shops, with facilities in Leamington Spa town centre being easily accessible. In addition there are excellent local road links available, including those to neighbouring towns and centres, along with links to the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to London and Birmingham, amongst other destinations.

### ON THE GROUND FLOOR

#### 'L' SHAPED ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage cupboard and doors to:-

#### LARGE LOUNGE/DINING ROOM

6.50m max x 6.48m max (21'4" max x 21'3" max)

- forming an 'L' shape.

Having two double glazed windows to front elevation, two central heating radiators and forming an exceptionally spacious family living area.

#### CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with splashback, central heating radiator and obscure double glazed window.

#### LARGE KITCHEN/DINING ROOM

6.50m max x 3.66m max / 2.54m min (21'4" max x 12'0" max / 8'4" min)

The kitchen area being fitted with a range of units having wood edged trim with chrome door furniture and comprising a comprehensive range of base cupboards and drawers surmounted by marble effect worktops and coordinating wall cabinets. Inset 1 and 1/2 bowl sink unit with mixer tap, space for appliances, fitted stainless steel filter hood, wall mounted Potterton Profile gas fired boiler, double glazed window, central heating radiator and double glazed door giving external access from the dining area to the rear garden.

#### ON THE FIRST FLOOR

#### LANDING

With large double glazed window to the turn of the stairs, access trap to roof space, built-in airing cupboard housing the insulated hot water cylinder and doors to:-

#### BEDROOM ONE (FRONT)

3.81m x 3.40m (12'6" x 11'2")

With a range of fitted wardrobing having sliding doors fronting, double glazed window and central heating radiator.

#### BEDROOM TWO (FRONT)

3.99m x 2.97m (13'1" x 9'9")

Having built-in double wardrobe with sliding doors fronting, double glazed window and central heating radiator.

#### BEDROOM THREE (REAR)

3.40m x 2.79m (11'2" x 9'2")

With double glazed window and central heating radiator.

#### BEDROOM FOUR (REAR)

3.07m x 3.00m (10'1" x 9'10")

Having built-in wardrobe with sliding doors fronting, double glazed window and central heating radiator.

#### BATHROOM

With modern three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with electric shower unit over, mirrored wall cabinet, obscure double glazed window and towel warmer/radiator.

### Features

- Detached Family Home
- Highly Popular Location
- Large 'L' Shaped Living Room
- Spacious Kitchen/Dining Room
- Four Double Bedrooms
- Modern Bathroom
- Front and Rear Gardens
- Parking
- Garage
- Carport





## Floorplan



## Contact us

01926 888998

[leamington@wiglesworth.com](mailto:leamington@wiglesworth.com)

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

[wiglesworth.com](http://wiglesworth.com)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

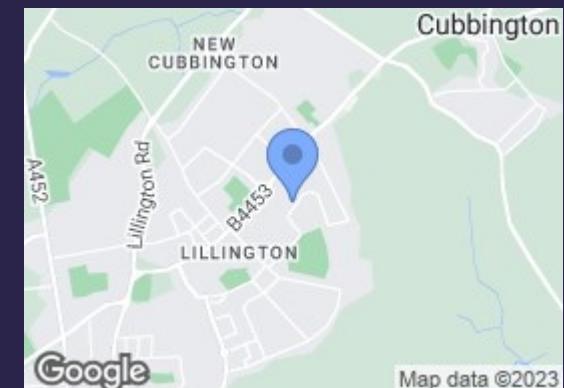
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	