



Nightingale House 9 Lillington

Leamington Spa **CV32 5UL**

Offers Over £525,000

Nightingale House 9 Lillington

Forming part of Raglan Grounds and being set back from Lillington Avenue, this period terraced town house provides particularly spacious four bedroomed accommodation arranged over three storeys. Notable features of the gas centrally heated property include a spacious lounge/dining room with split level kitchen/breakfast room off, whilst upstairs the master bedroom benefits from an en suite shower room, there also being stand alone family bathrooms on both the first and second floors. Outside there is off-road parking to the front and a small, but attractive, patio style garden to the rear with the property as a whole representing an excellent opportunity to purchase a home of character in highly desirable North Leamington.

Location

Lillington Avenue is a leafy North Leamington road being around ten minutes walk from all amenities in the centre of Leamington Spa including the town's wide array of shops and independent retailers, popular parks, bars, restaurants and artisan coffee shops. In addition, there are excellent local road links out of the town including those to neighbouring towns and centres, notably Warwick and Kenilworth, 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

Period style entrance door opening into-

Spacious Reception Hallway

With staircase off ascending to the first floor, built-in storage, central heating radiator, utility cupboard to the foot of the stairs housing plumbing for washing machine and central heating radiator. Double doors giving access to-

Spacious Open Plan Lounge/Dining Room

9.75m max into dining recess x 4.57m max (32'84" max into dining recess x 15'51" max)
A spacious and airy room with oak effect laminate flooring throughout, wall mounted gas fire, various double glazed windows together with Velux roof light, two central heating radiators and steps ascending to:-

Split Level Kitchen/Breakfast Room

4.29m x 3.35m (14'01" x 11'32")
Being equipped with a comprehensive range of

oak units comprising coordinating base and wall cabinets and providing a variety of drawer and cupboard storage solutions, inset Neff ceramic hob with filter hood over and fitted electric oven below, integrated dishwasher together with integrated fridge freezer, roll edged granite effect worktops, space for central breakfast table, central heating radiator, inset ceiling downlighters and stable style door giving access to the rear garden.

ON THE FIRST FLOOR

Landing

With staircase off ascending to the second floor, window to front elevation, central heating radiator and doors to:-

Master Bedroom

7.01m max x 3.35m max (23'17" max x 11'79" max)
With windows to front and rear elevations, a range of fitted wardrobing, central heating radiator and door to:-

En Suite Shower Room

With white fittings comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and integrated storage cupboards, walk-in shower cubicle with glazed door and fitted dual head shower unit, central heating radiator and oak effect flooring.

Bedroom Two

3.56m x 2.44m + door recess (11'8" x 8'12" + door recess)
With sash window and central heating radiator.

Family Bathroom

With tiled walls, oak effect flooring and white fittings comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and

integrated storage, panelled bath with centre mounted period style tap and hand held shower attachment and central heating radiator.

ON THE SECOND FLOOR

Landing

With double glazed roof light, landing area suitable for use as a small study area, built-in cupboard housing the hot water cylinder and Potterton gas fired boiler. Doors giving access to:-

Bedroom Three

4.57m x 2.74m (15'63" x 9'97")
Having double glazed roof light and central heating radiator.

Bedroom Four

4.88m x 2.44m max (16'0" x 8'41" max)
- to rear of fitted wardrobes and including stair bulkhead. With fitted wardrobes and storage extending across one side, access trap to roof space, double glazed roof light and central heating radiator.

Shower Room

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap, shower enclosure with folding glazed door and fitted shower unit, double glazed roof light and central heating radiator.

OUTSIDE

Front

A paved foregarden provides off-road parking space for up to two cars and being accessed over a shared tarmac driveway.

Rear Garden

An attractive patio style rear garden having a

Features

Period Town House

Sought After North Leamington Location

Spacious Lounge/Dining Room

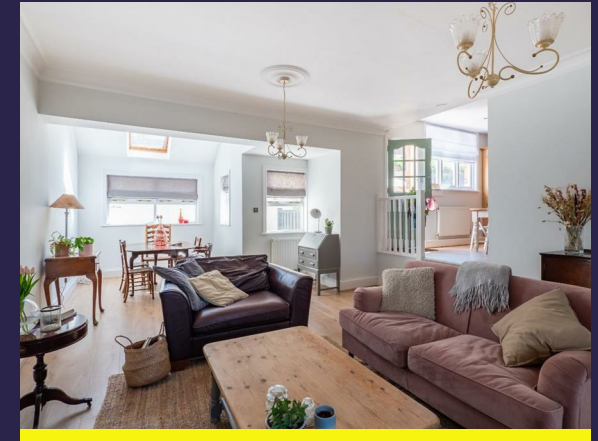
Three Bathroom

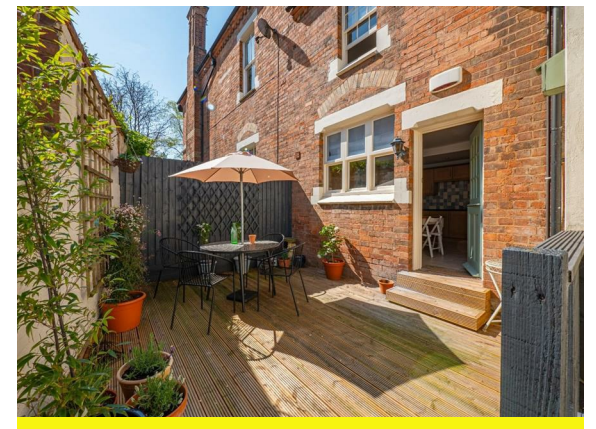
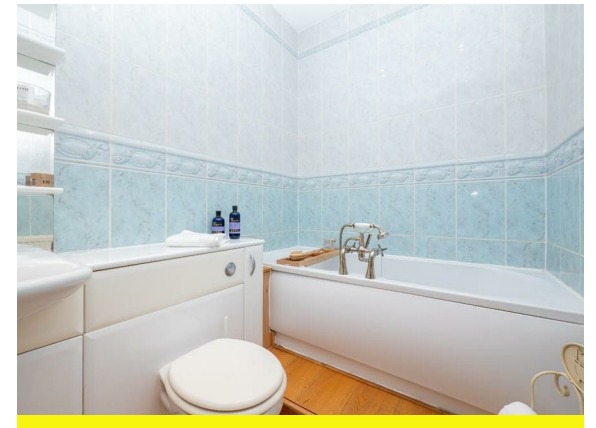
Four Bedrooms

Patio Style Rear Garden

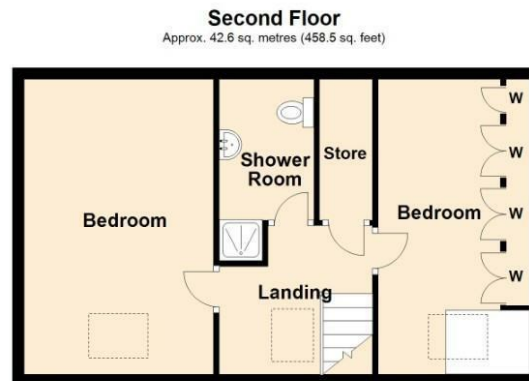
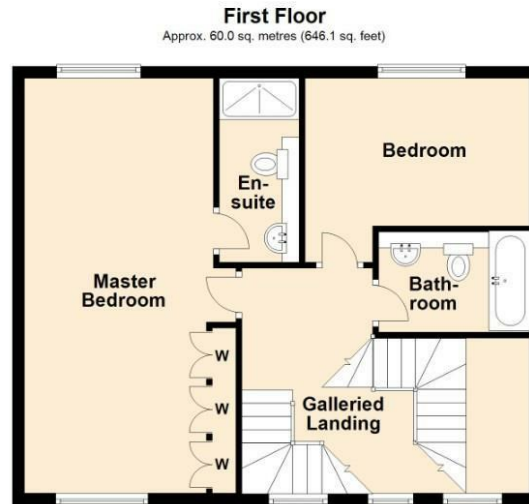
Parking To Front

No Chain





Floorplan



Total area: approx. 171.2 sq. metres (1843.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

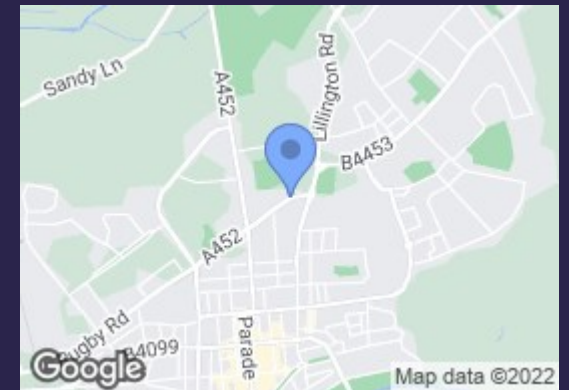
Specifically excluded unless mentioned in these sales particulars.

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 G - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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