



71 Parklands Avenue

Leamington Spa **CV32 7BE**

Guide Price £390,000

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This much improved semi-detached family home has undergone transformation by the present owner, providing three/four bedroomed accommodation which is fitted and equipped for modern living. Despite the convenience of its location in Lillington, the property backs onto fields and offers far-reaching views over fields and countryside. The flexibility of the gas centrally heated and double glazed accommodation is also a feature, with the original garage having been converted to form an extremely useful fourth bedroom or study to the ground floor. The ground floor additionally features a spacious open plan sitting room and dining room, together with a shower room providing additional ancillary bathroom accommodation to the fourth bedroom. Outside there is ample parking to the front, along with a modern re-designed rear garden that takes full advantage of the views beyond, with a stylish elevated patio area and artificial lawn for ease of maintenance. Overall this is an ideal family home within a popular and convenient location and within easy reach of local facilities.

LOCATION

Parklands Avenue lies off Cubbington Road around 1½ miles north-east of central Leamington Spa. This is a consistently popular and convenient location with local schools including Telford Primary and North Leamington. There are also a good range of local facilities within Lillington itself including local shops, notably local supermarkets on Cubbington Road. Additionally, there are excellent local road links available including those to neighbouring towns and centres and links to the Midland motorway network.

ENTRANCE HALL

Accessing the property via the entrance porch with large hallway space, stairs rising to the first floor and access to adjacent rooms.

STUDY / OFFICE

4.87m x 2.39m (15'11" x 7'10")
Extended study space with UPVC double glazed window to the front elevation.

LOUNGE

4.60m x 3.37m (15'1" x 11'0")
Having space for lounge furniture and direct access to the;

DINING ROOM

3.03m x 2.98m (9'11" x 9'9")
Open living dining space with bi-fold doors leading to the rear garden and access into the kitchen.

KITCHEN

5.16m x 2.20m (16'11" x 7'2")
With a range of base and eye level units, work top surfaces, space for washing machine and oven. Also having a double glazed window to the rear elevation.

GROUND FLOOR SHOWER ROOM

Having a walk in shower, low level WC and hand basin.

LANDING

Having loft access and doors to adjacent rooms.

MASTER BEDROOM

4.35m x 3.27m (14'3" x 10'8")
A double bedroom with a range of built in wardrobes, double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

3.83m x 3.03m (12'6" x 9'11")
A double bedroom with double glazed window to the rear aspect and space for bedroom furniture. This room benefits from beautiful field views.

BEDROOM THREE

3.28m x 2.31m (10'9" x 7'6")
Having a double glazed window to the front elevation and a built-in storage cupboard.

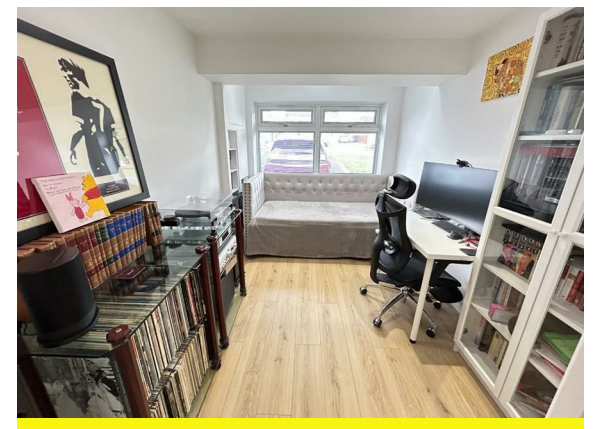
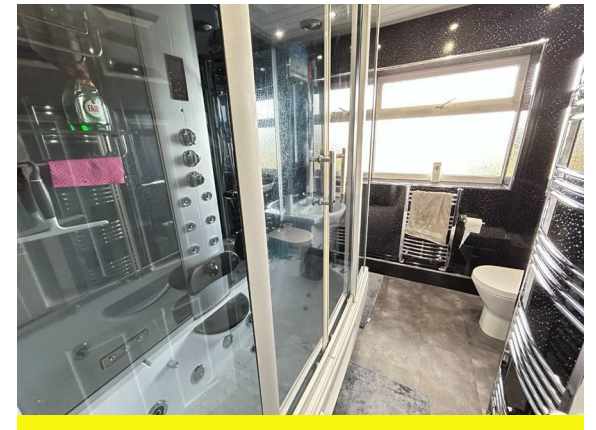
FAMILY BATHROOM

2.50m x 2.05m (8'2" x 6'8")
With low level WC, vanity sink unit and spa bath with shower over.

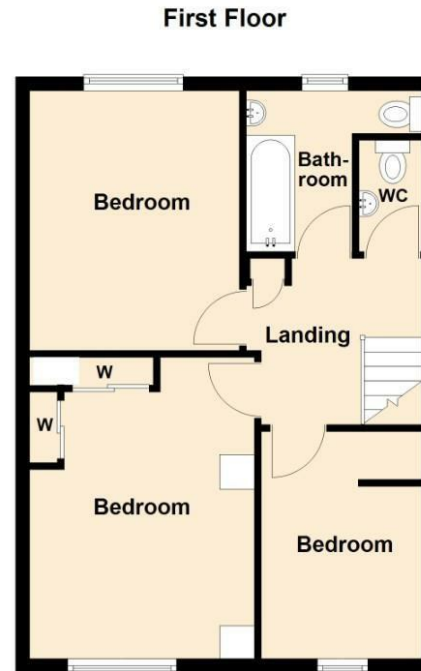
Features

Extended and Improved Family Home
Spacious Lounge/Dining Room
Kitchen and Ground Floor Shower Room
Three/Four Bedrooms
Modern Family Bathroom
Ample Parking to Front
Re-designed Rear Garden
Views Over Fields and Countryside to Rear





Floorplan



Total area: approx. 116.0 sq. metres (1249.0 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 D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com