



## BUTTLE CLOSE, UPPER LIGHTHORNE

CV33 8AP

GUIDE PRICE £380,000  
FREEHOLD

This immaculately presented four-bedroom end of terrace home, is set at the heart of the Aston Grange development in Upper Lighthorne. With lots of space on offer, great road links nearby and easy access to Jaguar Land Rover and Aston Martin, this lovely home has much to offer its next owners.

## BUTTLE CLOSE

• 3/4 Bedrooms • Garage • Off Road

Parking • Modern

Finish • Kitchen/Diner • Downstairs W/C • No

Chain • En Suite To Main Bedroom • 3 Storey

Living • EV Charging



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Upon entering the property, you are welcomed into the bright and airy entrance hallway that leads to all other rooms within the home.

At the heart of the home, you will find the modern and open plan kitchen/diner that is fully fitted with a range of wall and base units and is inclusive of an integrated electric oven, four ring gas hob, dishwasher, washing machine and fridge/freezer. This bright and airy room is flooded with natural light thanks to the French doors that overlook the rear garden.

At the front of the ground floor accommodation is the versatile fourth bedroom that would also lend itself to the perfect home office or children's playroom.

The downstairs accommodation also benefits from a downstairs w/c.

The first-floor accommodation briefly comprises of the main bedroom, en suite and lounge.

The lounge is a spacious and bright room situated at the front of the home that offers the perfect spot to relax of an evening.

The main bedroom, located at the rear of the home, is a generously sized double room and offers the luxury of a modern, tiled en suite shower room.

The second floor comprises of bedrooms two, three and a family bathroom.

Bedrooms two and three are a further two double rooms, with bedroom three benefitting from a built-in storage cupboard.

Conveniently located between both top floor bedrooms is the family bathroom that is fully fitted with a modern tiled suite and is inclusive of a shower over the bath.

Leading outside this attractive property is blessed with a low maintenance and enclosed rear garden that is laid mainly to lawn, with a patio area and foliage borders, offering the perfect spot for alfresco dining in the summer months.

This lovely home also benefits from off road parking, a single detached garage complete with electrics, EV charging point, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities close by, this lovely home has much to offer its next owners.

Tenure: Freehold

Council Tax Band: D

Local Authority: Stratford On Avon District Council

EPC: B

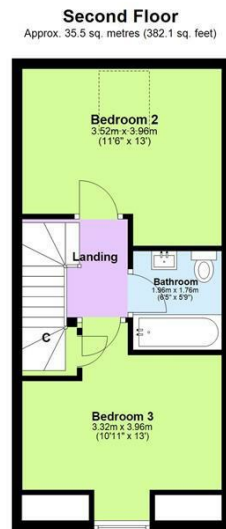
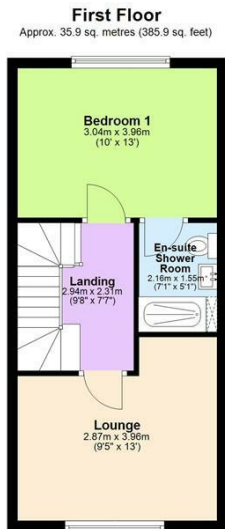
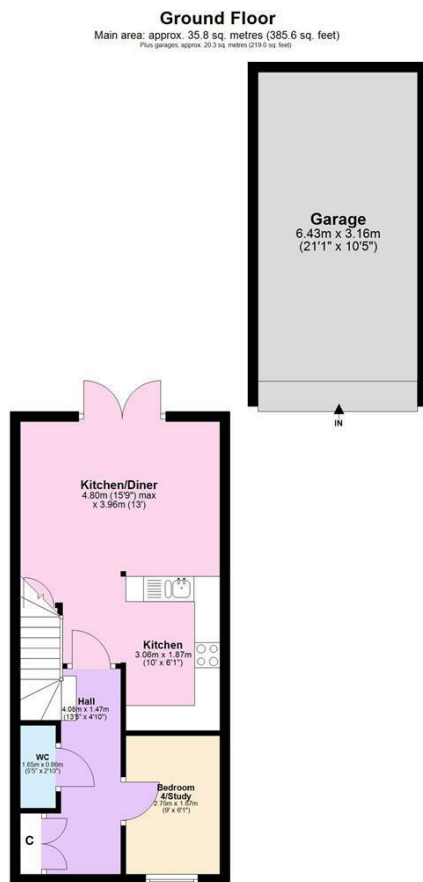
Maintenance Fee: £250 per annum





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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk