



Connells

White Lias Way
Upper Lighthorne LEAMINGTON SPA



Property Description

Connells are proud to present this immaculately maintained DETACHED, four bedroom stylish property arranged over three floors.

Internally the property comprises a welcoming entrance hallway, cloakroom, lounge and fully fitted kitchen/Family room on the ground floor. To the first floor are three spacious bedrooms and a family bathroom and on the top floor is the principle suite including dressing area and en-suite shower room.

Outside is an enclosed rear garden, detached garage and driveway.

CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

Entrance Hall

Welcoming entrance hall having stairs rising to first floor, radiator and doors to lounge, Kitchen/Family room and ;

Cloakroom

Having white suite comprising a low level WC, wash hand basin with tiled splashback, radiator, ceiling downlighters and double glazed obscure window to the side elevation:

Lounge

16' 1" into bay x 10' 8" (4.90m into bay x 3.25m)

Having radiator, TV point and double glazed bay window with fitted shutters to the front elevation:

Kitchen/family Room

18' 4" x 12' 2" (5.59m x 3.71m)

A spacious and light room with fully fitted, upgraded kitchen comprising a range of matching wall and base units with complementary work surfaces and up stand, integrated eye-level double electric oven, five ring gas hob with splashback and stainless steel cooker hood, dishwasher, fridge freezer and washing machine. having ample space for dining area, radiator, Kardean flooring throughout, double glazed window and French doors to the rear elevation into garden:

First Floor

Landing

Having double glazed window to the side elevation, doors to bedrooms and bathroom and stairs rising to the top floor;

Bedroom Two

17' 7" max x 8' 9" (5.36m max x 2.67m)

Spacious bedroom having radiator and double glazed window with fitted shutters to the rear elevation;

Bedroom Three

11' 3" MAX x 10' (3.43m MAX x 3.05m)

Having radiator and double glazed window with fitted shutters to the front elevation;

Bedroom Four

12' 1" x 9' 2" MAX (3.68m x 2.79m MAX)

Having radiator, half height wood paneling to the walls and double glazed window with fitted shutters to the rear elevation;

Bathroom

Modern and stylish bathroom having white suite comprising pedestal wash hand basin, WC, bath with mixer tap and shower attachment and shower screen, complementary partly tiled walls and floor, white ladder heated radiator, ceiling downlighters, extractor fan and obscure double glazed window to the front elevation;

Second Floor

Landing

Having double glazed window to the side elevation, doors to cupboard and principle bedroom suite;

Bedroom One

21' 5" x 11' 2" (6.53m x 3.40m)

An impressive principal bedroom suite having two radiators, double glazed window with fitted shutters to the front elevation, Velux window to the rear elevation, loft access, dressing area with two sets of built-in wardrobes and door to;

En Suite Shower Room

Having white suite comprising pedestal wash hand basin, WC, walk in shower enclosure, complementary partly tiled walls and floor, ceiling downlighters, extractor fan and Velux window to the rear elevation;

Outside Front

Having shallow foregarden, path to front door and leading to the driveway to the side of the property.

Garage

Having up and over door, power and light;

Rear Garden

Enclosed rear garden mainly laid to lawn with paved area, timber shed and gate leading to the driveway;

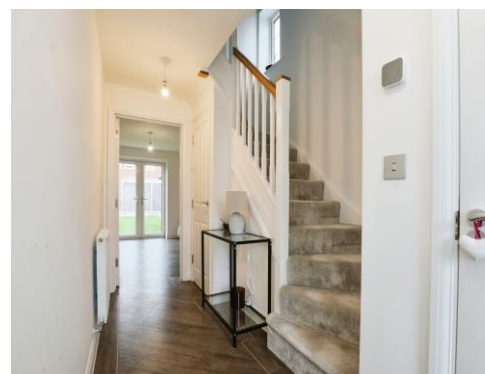
Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.

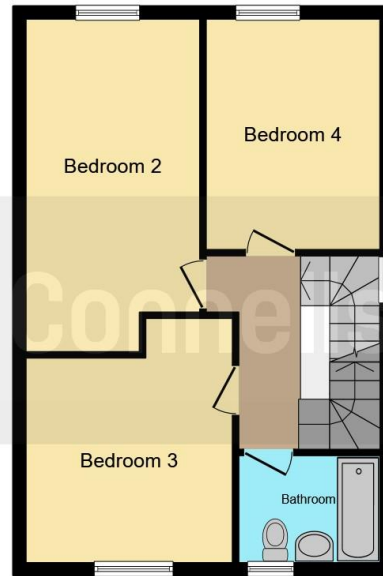




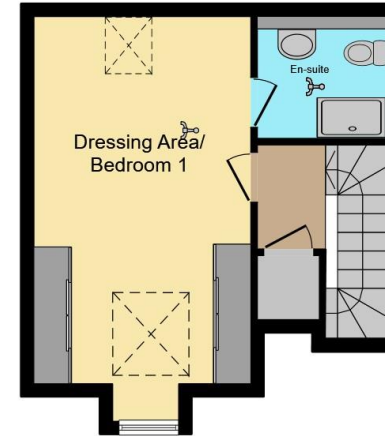




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103460



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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