



**Connells**

Marston Avenue  
Lighthorne Heath Leamington Spa



## Property Description

Connells are pleased to be marketing this WELL PRESENTED, THREE BEDROOM family home situated on a corner plot in the village of Lighthorne Heath. Comprising L-shaped LOUNGE, modern, fully fitted kitchen/Dining Room, separate WC and Family bathroom.

Externally the property offers a good-sized private rear garden, and off-road parking for several vehicles!

CONTACT US NOW TO ARRANGE YOUR VIEWING

## Introduction

Lighthorne Heath offers excellent transport connections throughout the area with convenient access to the motorway network. The M40 is less than 2 miles away and provides routes to Oxford, Birmingham, Banbury and London among other popular destinations. Coventry can also be reached in just under 30 minutes via the A46. Leamington Spa train station is around a 15 minute drive away which serves a number of major destinations including Birmingham, London and Manchester. For those requiring international travel, Birmingham airport is just over 30 minutes away by car.

There are a number of well-regarded schools situated locally. For children of primary school age, Lighthorne Heath Primary School and further primary schools are located locally.

For those requiring secondary education, Kington High School is less than 15 minutes away by car.

A major supermarket superstore can be found within a 15-minute drive, whilst the local village shop offers day-to-day conveniences within easy walking distance.

## Entrance Hall

Door from front elevation into Entrance hall having electric storage heater, stairs rising to first floor, understairs storage area, double glazed window to front elevation and doors to kitchen and:

## Lounge/Diner

Irregular Shaped Room 18' 8" x 16' 3" MAX ( 5.69m x 4.95m)

'L' Shaped lounge having two night storage heaters, electric feature fire, double glazed window to the front elevation and double glazed French doors to the rear elevation opening into the garden:

## Kitchen/Breakfast Room

18' 8" MAX x 7' 5" ( 5.69m MAX x 2.26m )

Modern fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over, one and a half bowl sink and drainer and mixer tap, integrated electric oven with induction hob with extractor hood over. Integrated washer/dryer, dishwasher and fridge freezer, storage heater and having ample space for dining table. Benefiting from double glazed windows to the front and rear elevations and door to the side elevation.

## First Floor

### Landing

Having loft hatch providing access to the loft space and doors leading off to all rooms.

### Bedroom One

12' 10" x 10' 10" ( 3.91m x 3.30m )

Having double glazed window to the front elevation, built in wardrobe, carpeted flooring and storage heater.

### Bedroom Two

10' 7" x 9' 9" ( 3.23m x 2.97m )

Having double glazed window to the front elevation, built in wardrobe, carpeted flooring and storage heater.

### Bedroom Three

Irregular Shaped Room 11' MAX x 7' 8" MAX ( 3.35m MAX x 2.34m )

Having double glazed window to the rear elevation, built in storage, carpeted flooring and storage heater.

### Wc

Having WC and obscure double glazed window to rear elevation.

### Bathroom

Comprising a low level WC, wash hand basin with vanity unit, L-shaped bath with screen and shower over, tiled walls and flooring, extractor fan, storage heater and obscure double glazed window to the side elevation.

## Outside

### Front

Having pathway to front door, lawned foregarden behind a picket fence. Driveway to the side of property offering ample off-road parking for several vehicles.

### Rear Garden

Good sized private rear garden mainly laid to lawn, paved patio area idea for external dining, timber shed storage, mature shrubs and tree, timber fences to the boundaries and timber gate offering access to front.

### Council Tax

Local Authority: Stratford District Council

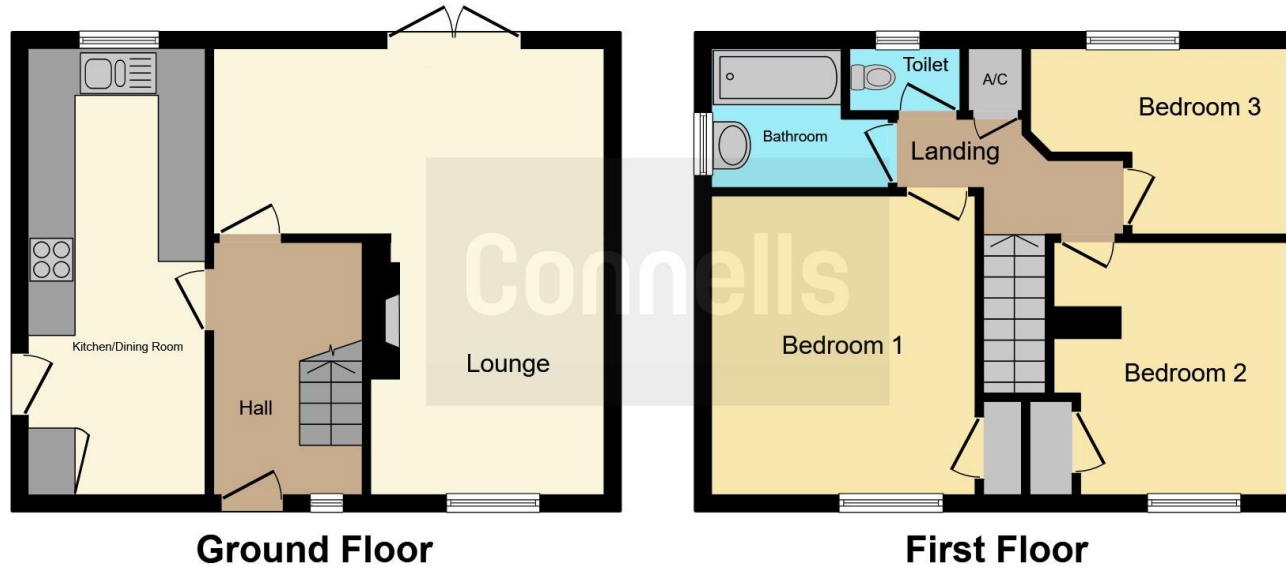
### Viewings

Strictly by prior appointment via the selling agent









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Bridge Street  
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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE102620](http://connells.co.uk/Property/WBE102620)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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