



Connells

Mountford Rise
Lighthorne WARWICK



Property Description

Connells are pleased to present this mid-terraced property, located in the village of Lighthorne. Benefiting from dual aspect Lounge, kitchen, and ground floor Cloakroom. First floor accommodation consists of THREE bedrooms and family bathroom. Good sized rear garden, CONTACT US NOW TO ARRANGE YOUR VIEWING!!

Introduction

Situated in the heart of Warwickshire, Lighthorne is a hidden gem nestled quaintly in the countryside. The village offers a peaceful escape in a lovely closed community. You'll be captivated by the picturesque landscapes, rolling hills and lush greenery that surrounds you. Lighthorne is known for its rich history and atmosphere. Take leisurely walks along the streets and stop by at the local pub and popular tea room. It's the perfect place to create lasting memories and experience the true beauty of Warwickshire.

Entrance Hall

Having door from front elevation with double glazed window to front, stairs to first floor and doors to Lounge, Kitchen and:

Cloakroom

Having WC, wash hand basin and obscure double glazed window to side elevation;

Lounge

17' 3" x 12' 4" (5.26m x 3.76m)

Dual aspect lounge with double glazed windows to front and rear elevations having wooden effect laminate flooring and storage heater;

Kitchen

11' 8" MAX x 8' 8" MAX (3.56m MAX x 2.64m MAX)

Having wall and base units with complimentary work surfaces over and inset stainless steel sink and drainer unit, extractor fan, space for electric oven and fridge and double glazed window and door to the rear elevation into the garden.

First Floor

Landing

Having double glazed window to rear elevation and doors to all bedrooms and bathroom;

Bedroom One

14' 1" MAX x 12' 4" MAX (4.29m MAX x 3.76m MAX)

Having storage heater and double glazed window to front elevation;

Bedroom Two

12' 6" x 12' 5" (3.81m x 3.78m)

Having storage heater and double glazed window to front elevation;

Bedroom Three

9' 2" MAX x 8' 4" MAX (2.79m MAX x 2.54m MAX)

Having storage heater and double glazed window to rear elevation;

Bathroom

Having WC, wash hand basin, bath with shower over and obscure double glazed window to the rear elevation.

Outside

Rear Garden

Large landscaped rear garden with paved patio area and timber storage shed.

Council Tax

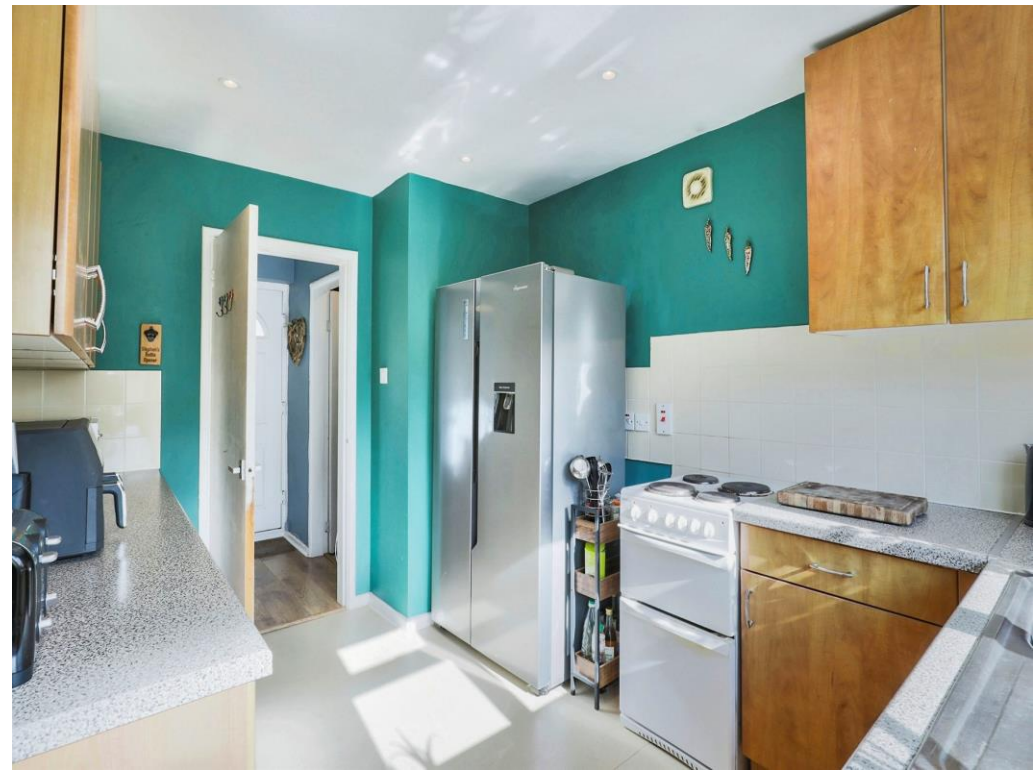
Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.

Parking

The property benefits from several residence parking bays to the front of the property









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

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103705



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