



Connells

Pattle Close
Lighthorne Heath LEAMINGTON SPA

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for sale offers over
£265,000



Property Description

Connells are pleased to present this TWO BEDROOM semi detached home, situated in the popular village of Lighthorne Heath. Benefiting a modern fitted kitchen/Dining room, lounge, cloakroom, two bedrooms, family bathroom, garden and DRIVEWAY offering off-road parking.

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

Having a door from the front elevation into entrance hall with Amtico flooring which flows throughout the ground floor and doors to Lounge and:

Cloakroom

Partly tiled Cloakroom having low level WC and wash hand basin:

Lounge

15' 9" MAX x 9' 5" MAX (4.80m MAX x 2.87m MAX)

Having double glazed window to front elevation, radiator, stairs leading to first floor with understairs storage cupboard and door to:

Kitchen/Dining Room

13' 8" x 11' 10" (4.17m x 3.61m)

Modern and stylish kitchen having wall and base mounted units with complimentary work surfaces over, Integrated oven and gas hob with chrome cooker hood, integrated dishwasher, washing machine and fridge/freezer and inset stainless steel sink and drainer unit. Space for dining area, radiator, ceiling downlighters and double French doors opening onto the garden;

First Floor

Landing

Having access to boarded loft which is fitted with additional truss storage shelves fitted by an NHBC approved installer, radiator, airing cupboard and doors leading to both bedrooms and family bathroom;

Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

Having double glazed window to rear elevation and radiator:

Bedroom Two

13' 2" x 7' 8" MAX (4.01m x 2.34m MAX)

Having double glazed window to front elevation and radiator.

Bathroom

Partly tiled bathroom having white suite, comprising wash hand basin, low level W/C, bath with shower over, ceiling downlighters, chrome ladder towel rail and extractor fan.

Outside

Front

Having a driveway to the front of the property offering off-road parking and pathway to the side leading to rear garden;

Rear Garden

Enclosed rear garden mainly laid to lawn with

paved patio area ideal for outside entertaining, timber fences to boundaries and access to side of property.

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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WBE103816

Tenure: Freehold



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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