



Connells

Bitham Road
Lighthorne Heath Leamington Spa

Bitham Road Lighthorne Heath Leamington Spa CV33 9TY

for sale
£550,000



Property Description

Connells are delighted to be marketing this DETACHED, THREE bedroom spacious property located in Lighthorne Heath. Benefiting from an attached self-contained ONE BEDROOM annex.

The main property comprises hallway, Kitchen/Dining Room, Lounge with log burner, ground floor WC, three bedrooms, family bathroom and a first floor Home Office/Study.

The Annex which has its own front door but can be accessed via the main house benefits from a ground floor lounge with log burner, fitted kitchen, and bedroom and Shower room on the first floor.

Externally there is an enclosed rear garden with timber storage shed and a large driveway providing off road parking for multiple 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

Having door from front elevation into hallway with doors to lounge and:

Cloakroom

Having low level WC, wash hand basin, white ladder towel rail and obscure double glazed window to side elevation:

Kitchen/Dining Room

20' MAX x 10' 3" MAX (6.10m MAX x 3.12m MAX)

Spacious fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, inset sink and drainer unit, space for gas range oven with tiled splash back and stainless steel extractor above and space for American style fridge/freezer. With ample space for dining area, double glazed window to the rear elevation, opening through to lounge and doors to Annex and:

Inner Hallway

Having radiator, stairs to first floor, understairs storage area and door to:

Lounge

23' 8" MAX x 17' 3" MAX (7.21m MAX x 5.26m MAX)

Spacious lounge having feature fireplace with log burner, double glazed windows to front and rear elevations and French doors to rear elevation into garden;

First Floor

Landing

Having loft access, airing cupboard and doors to bedrooms, bathroom and annex;

Bedroom One

12' 8" MAX x 11' 4" MAX (3.86m MAX x 3.45m MAX)

having radiator and double glazed window to rear elevation:

Home Office

6' 5" x 16' 6" (1.96m x 5.03m)

Having radiator, double glazed window to front elevation and door to;

Bedroom Two

10' 5" x 11' 9" (3.17m x 3.58m)

Having radiator and double glazed window to rear elevation:

Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

Having radiator and double glazed window to rear elevation:

Bathroom

Partly tiled bathroom comprising low level WC, handwash basin, bath, separate shower cubicle. white ladder heated towel radiator, ceiling downlighters and obscure double glazed window to front elevation;

One Bedroom Annex

Lobby

Having door to front of the property, storage cupboard and door to:

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m)

Having work surfaces with storage beneath, inset stainless steel sink and drainer unit, integrated oven with extractor hood over, tiled splashback, ceiling downlighters, space for fridge/freezer and door to:

Sitting Room

19' 5" x 11' 3" (5.92m x 3.43m)

Having log burner, electric radiator, stairs rising to first floor, two Velux windows to the rear and French doors to the rear elevation into garden.

Annex Bedroom

Having electric radiator and double glazed window to rear elevation.

Shower Room

Partly tiled shower room with enclosed shower cubicle, low level wc, wash hand basin, extractor fan and obscure double glazed window to the front elevation:

Outside

Front

The property boasts a large driveway with ample parking, access to the rear garden via a gate and black, arch fencing to the front.

Rear Garden

Large, low maintenance rear garden mainly laid to lawn with paved patio area, timber storage shed and gate to front 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: D

Tenure: Freehold

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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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