



**Connells**

White Lias Way  
Upper Lighthorne LEAMINGTON SPA



## Property Description

A well-maintained three-bedroom semi-detached property arranged over two floors, located in the emerging village of Upper Lighthorne.

The ground floor features an entrance hallway, cloakroom, lounge, and a fitted kitchen/dining area. Upstairs, there are three bedrooms — the main bedroom includes an ensuite — along with a family bathroom.

Outside, the property benefits from a private rear garden and a driveway.

Upper Lighthorne is undergoing thoughtful development to become a vibrant new village, with plans for a range of amenities including green spaces, local shops, and community facilities. It's an ideal location for those looking to be part of a growing neighbourhood with a strong sense of place.

## 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

Having a door from the front elevation into entrance hall with radiator, luxury vinyl flooring which carries on through the ground floor, storage cupboard, staircase rising to the first floor and door to:

## Lounge

12' 3" MAX x 13' 9" MAX ( 3.73m MAX x 4.19m MAX )

Spacious lounge having radiator, double glazed window to front elevation and door to:

## Internal Lobby

Having built in storage cupboard and door to:

## Cloakroom

Having wash hand basin, low level WC and radiator;

## Kitchen/Dining Room

15' 5" Max x 13' 1" Max ( 4.70m Max x 3.99m Max )

Modern, stylish kitchen having wall and base-

mounted units with complimentary work surfaces over, an integrated eye-level double oven, gas hob with extractor hood above, a stainless steel one-and-a-half bowl sink and drainer unit with a mixer tap, integrated dishwasher, space and plumbing for washing machine and fridge/freezer. Having ample space for dining area, radiator, double glazed window and French doors to rear elevation out to garden:

## First Floor

### Landing

Having loft access, radiator and access to bedrooms and bathroom;

### Bedroom One

11' 2" MAX x 10' 5" MAX ( 3.40m MAX x 3.17m MAX )

Having radiator, built-in wardrobe, double glazed window to front elevation and door to;

### En Suite

Partially tiled en-suite shower room with white suite comprising low-level WC, wash hand basin, shower enclosure with a rainfall shower, extractor fan, radiator and an obscure double-glazed window to the front elevation:

### Bedroom Two

10' 7" x 8' 7" MAX ( 3.23m x 2.62m MAX )

Having radiator, built-in wardrobes and double glazed window to rear elevation:

### Bedroom Three

11' 5" x 6' 6" ( 3.48m x 1.98m )

Having radiator and double glazed window to rear elevation:

### Bathroom

Partly tiled bathroom having a white suite, including a low-level WC, wash hand basin, bath with a shower over and radiator.

### Outside

### Front

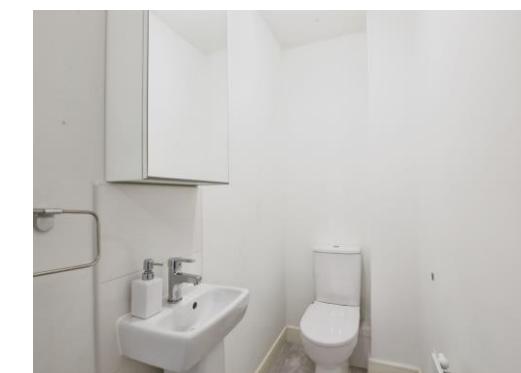
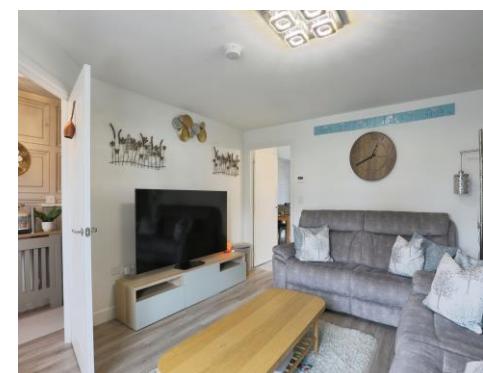
Having shallow foregarden and path to front door.

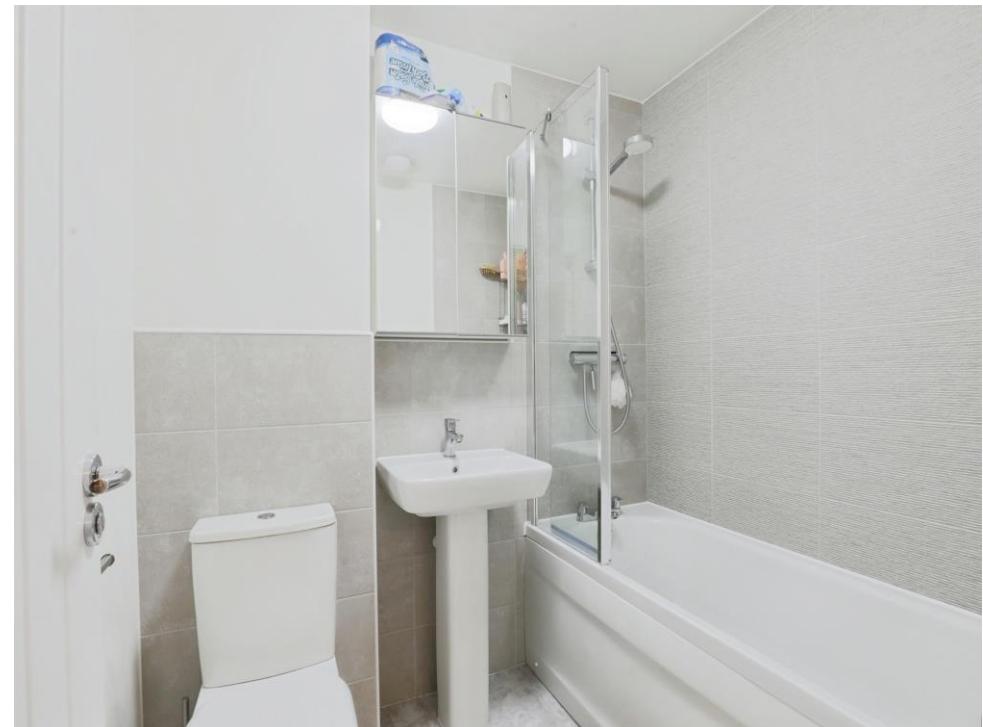
### Rear Garden

Enclosed rear garden mainly laid to lawn, with paved patio, timber storage shed, bordered by timber fencing and brick with a gate providing access to driveway.

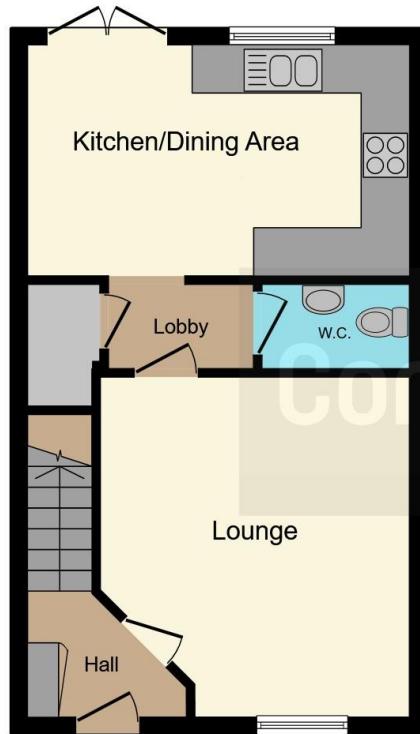
### Council Tax

### Viewings

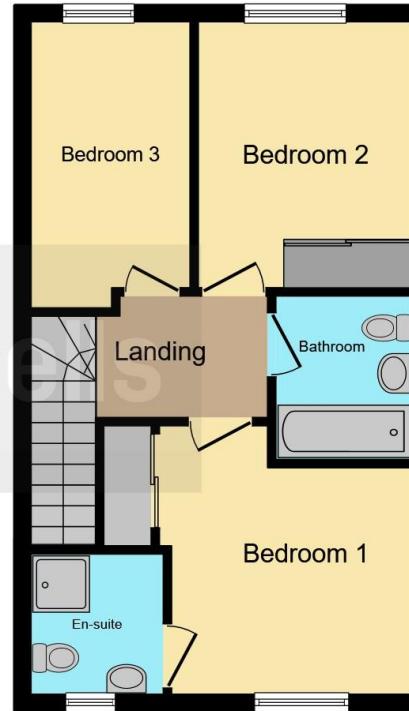








**Ground Floor**



**First Floor**

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)

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Bridge Street  
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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104008](http://connells.co.uk/Property/WBE104008)**



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