



## Pattle Close

LIGHTHORNE, WARWICKSHIRE, CV33 9FD

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**This property was built by Bellway Homes just over two years ago and is ideally located for Leamington Spa, Warwick and Stratford Upon Avon and is a stones throw from Jaguar Land Rover and Aston Martin.**

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**Property at a glance**

Modern Semi Detached House

Two Double Bedrooms

Bathroom and Downstairs WC

Living Room

Integrated Kitchen

Enclosed Rear Garden

Driveway Parking For Two cars

Over 6 Years Left Of NHBC

Close To JLR & Aston Martin

EPC Rating – Exempt





In brief on the ground floor the property comprises of; entrance hallway, WC, living room and integrated kitchen / dining area with direct access to the enclosed East facing rear garden.

Upstairs you have a great sized master bedroom with built in wardrobes, bedroom two is also a good sized and could be used as a bedroom, nursery or study, again with built in wardrobes and there is a white modern family bathroom suite with shower over bath.

Further benefits include a well presented rear garden which is mainly laid to lawn with a patio area and Pergola off the kitchen / dining area.

The property has gas central heating and double glazing throughout and has two allocated parking spaces to the front.

Council Tax Band - B.

EPC Rating - C

Tenure - Freehold

**CALL NOW TO BOOK YOUR VIEWING!**



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## The Seller's View

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“I bought the property from new and I love the kitchen, the doors open up on to the garden and it is so nice and light and airy throughout.”



“Our favorite room – The Kitchen”

**Services**

Main water, gas and electric.

**Tenure**

Freehold

**Local Authority & Tax Band**

Warwick District Council

Tax band - D

**Property & Services information:**

Mobile Coverage: 4G coverage is available in the area - please check with your provider

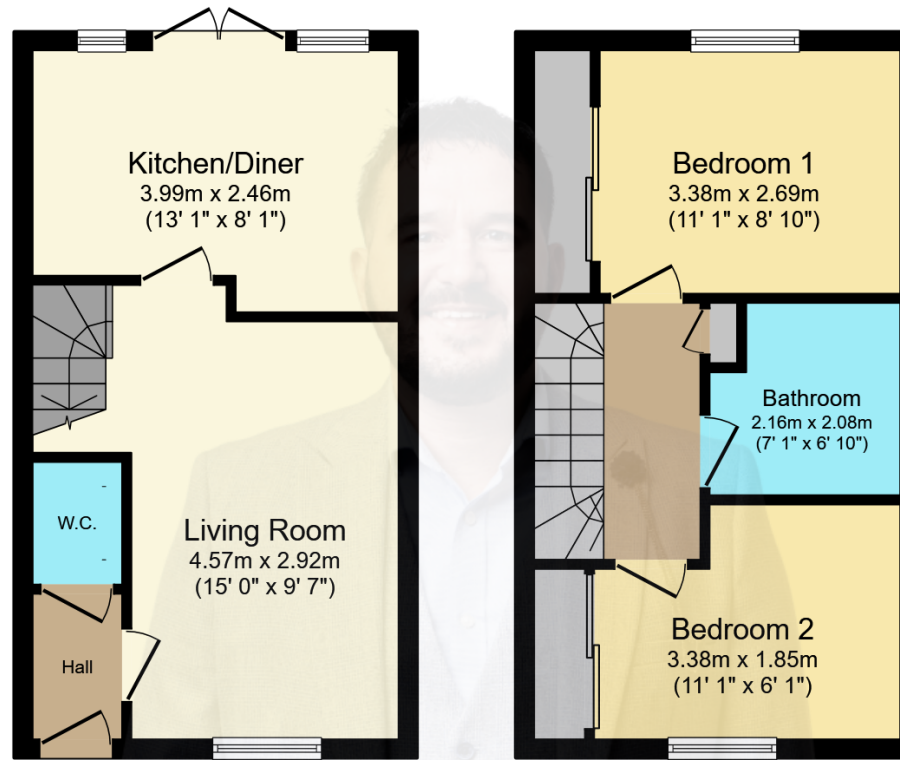
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Viewing Arrangements**

Viewing strictly by appointment with sole agent Nathaniel Cleaver - 07793 363210 nathaniel@thepropertyexperts.co.uk



**Ground Floor**  
Floor area 30.1 m<sup>2</sup> (324 sq.ft.)

**First Floor**  
Floor area 30.1 m<sup>2</sup> (324 sq.ft.)

**TOTAL: 60.2 m<sup>2</sup> (648 sq.ft.)**

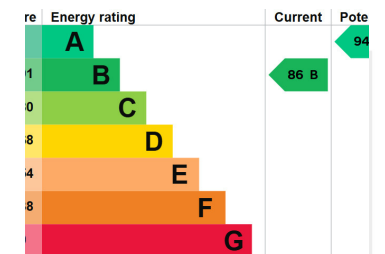
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Amenities/Distances**

Close to JLR and Aston Martin, playing field, shop, M40 and Leamington Spa, Warwick and Banbury town centres.

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Lighthorne

Lighthorne is a village and civil parish in Warwickshire, England. It is about 6 miles south of Leamington Spa. The population taken at the 2011 census was 361. Lighthorne is a small village in a valley and is near Moreton Morrell, Kineton and Wellesbourne.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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📞 07793 363210

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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