



Connells

Commanders Close
Lighthorne Heath Leamington Spa

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for sale offers over
£450,000



Property Description

Occupying a highly sought after and convenient location in the ever popular village of Lighthorne, this attractive detached home offers a wealth of generous accommodation. Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a useful entrance hall, a spacious living room benefitting from a log burning fire, and separate dining kitchen. To the first floor there are three bedrooms, all with fitted wardrobes, the second bedroom with an en- suite as well as the family bathroom. To the second floor there is the master bedroom, dressing area and en-suite.

Externally the property is approached via a private driveway whilst to the rear is an attractive private rear garden and a garage housing the Worcester oil boiler.

Approach

Set back from the road within the private cul de sac.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, a double glazed window to front elevation and doors to the lounge, downstairs cloakroom and the kitchen.

Lounge Dining Room

29' 3" x 12' 7" max (8.92m x 3.84m max)

Spacious, light and airy dual aspect lounge dining room. Comprising a log burning fire,

ceiling spotlights, a television point, radiator, a double glazed window to front elevation, Bi-fold doors leading to the rear garden and a door to the kitchen.

Kitchen/Diner

11' 4" max x 18' 8" (3.45m max x 5.69m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, sink and drainer unit. There is an eye-level electric oven, electric hob with cooker hood over, integrated dishwasher and integrated fridge/freezer. Comprising tiled flooring, ceiling spotlights, a radiator, double glazed windows to side and rear elevations and a door to rear.

First Floor Landing

The stairs lead from the hallway, with double glazed windows to front and side elevations, doors to bedrooms two, three and four as well as the main family bathroom. With stairs rising to the second floor.

Bedroom Two

17' 3" max x 12' 8" (5.26m max x 3.86m)

Generously sized double bedroom, comprising two built-in wardrobes, a radiator, double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, a radiator and a double glazed velux window to front elevation.

Bedroom Three

10' 6" max into wardrobes x 10' 9" plus door recess (3.20m max into wardrobes x 3.28m plus door recess)

Double bedroom with fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Four

15' 8" x 7' 7" max (4.78m x 2.31m max)

Double bedroom comprising fitted wardrobes with double doors, a radiator and a window to front elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls, a shaver point, storage cupboard and a window to side elevation.

Second Floor Landing

With a door leading to;

Bedroom One

13' 1" restricted head height x 15' 9" max (3.99m restricted head height x 4.80m max)

Great size double bedroom, two radiators, with storage in the eaves, ceiling spotlights and french doors leading to the Juliet balcony.

Dressing Area

8' 1" restricted head height x 11' 4" max (2.46m restricted head height x 3.45m max)

Comprising radiator, storage into the eaves, velux window to the front elevation and a door to the en-suite.

En-Suite

Partly tiled en-suite fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps, shaver point, low level W/C, ceiling spot lights, and a velux window to front elevation.

Outside

Rear Garden

Generously sized, private rear garden. Being mainly laid to lawn with patio area and fence enclosed

Parking

Driveway providing off road parking.

Garage

18' 6" x 8' 9" (5.64m x 2.67m)

Having power, light and an up and over door. Housing a Worcester oil boiler, with washing machine and separate tumble dryer.

Agent's Note

We understand from our sellers that the property has undergone an extension and a loft conversion.

Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.









1,961 Square Feet

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA312503



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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