



**Connells**

Harris Close  
Upper Lighthorne Leamington Spa

# Harris Close Upper Lighthorne Leamington Spa CV33 8AJ

for sale offers Over  
**£295,000**



## Property Description

Occupying a highly sought after and convenient location in Upper Lighthorne, this attractive semi-detached home offers generous and contemporary accommodation. Lovingly maintained by the current owners, this immaculate property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, lounge, downstairs cloakroom and spacious kitchen dining room. To the first floor there are three bedrooms, with master benefitting from an en-suite shower room, in addition to the family bathroom.

Externally the property is benefits from a driveway and a beautifully maintained private rear garden.

## Approach

Via pathway leading to the front door.

## Entrance Hallway

With stairs rising to the first floor and a door to the lounge.

## Lounge

11' 9" max x 12' 11" ( 3.58m max x 3.94m )

Light and airy lounge having a radiator, a double glazed window to front elevation with fitted shutters and a door to the inner hallway.

## Inner Hallway

Comprising a built-in storage cupboard and a door to the downstairs W/C.

## Downstairs W/C

Fitted with a wash hand basin, low level W/c, a radiator and a double glazed window to side elevation.

## Kitchen/Diner

9' 11" x 15' ( 3.02m x 4.57m )

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a dishwasher, with space for a fridge/freezer and space for a washing machine. Housing the central heating boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.



## First Floor Landing

The stairs lead from the hallway. Having a built-in storage cupboard, a radiator and doors to all bedrooms and the family bathroom.

## Bedroom One

12' max x 9' 8" to wardrobes ( 3.66m max x 2.95m to wardrobes )

The master bedroom is a good size double benefitting from fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to front elevation with fitted shutters and a door to;

## En-Suite Shower Room

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/c. Having a shaver point, partly tiled walls, a radiator and a double glazed window to front elevation.

## Bedroom Two

8' 8" max x 10' 7" max ( 2.64m max x 3.23m max )

Double bedroom having a radiator and a double glazed window to rear elevation with fitted shutters.

## Bedroom Three

9' 7" x 6' 8" max ( 2.92m x 2.03m max )

Comprising a radiator and a double glazed window to rear elevation with fitted shutters.

## Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

## Outside

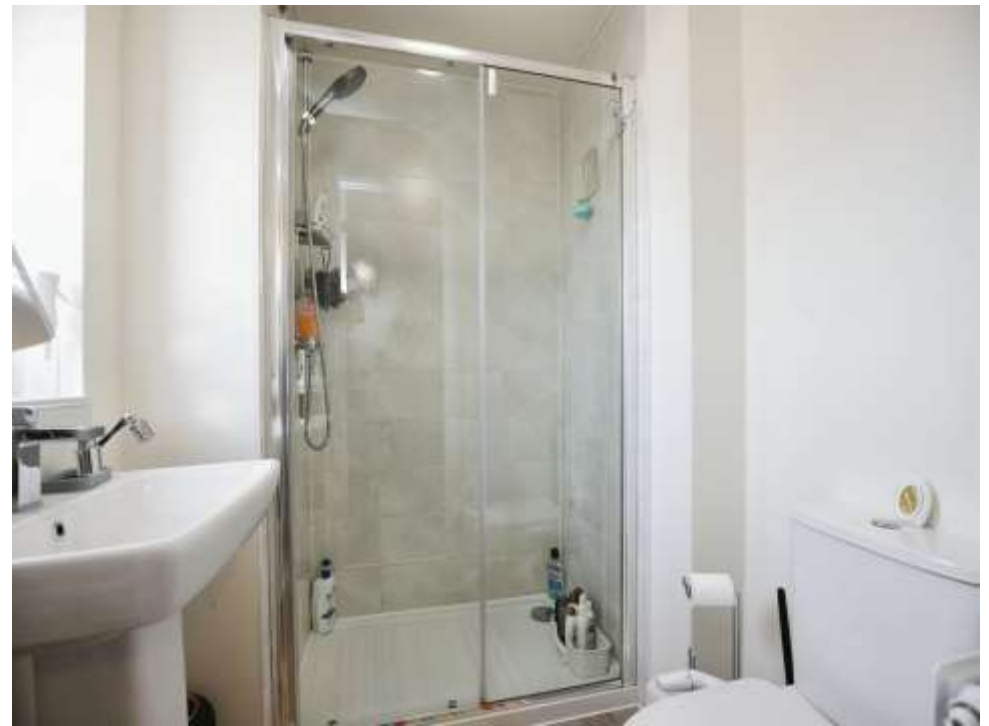
### Rear Garden

Beautifully maintained and private garden, being mainly laid to lawn and fence enclosed. Having a patio area.

### Parking

Driveway providing off road parking.











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**EPC Rating: B**

Tenure: Freehold

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