



Connells

Harris Close
Upper Lighthorne Leamington Spa



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.









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

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Tenure: Freehold

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