



Connells

Horton Drive
Upper Lighthorne Leamington Spa



Property Description

Occupying a highly sought after and convenient location in Upper Lighthorne, this attractive end terrace home offers a spacious accommodation throughout. Lovingly maintained by the current owner the property comprises a welcoming entrance hallway, downstairs cloakroom and open plan kitchen living dining room. To the first floor are two double bedrooms and the family bathroom. Externally the property benefits from a private lawned rear garden and a driveway to the front.

Entrance Hall

Welcoming entrance hallway comprising a radiator and doors to the cloakroom and open plan kitchen lounge dining.

Open Plan Kitchen Living Diner

Lounge Area

12' 10" x 12' 5" (3.91m x 3.78m)

Light and airy living area comprising two radiators, stairs rising to the first floor, understairs storage cupboard and double glazed French doors to the rear garden.

Kitchen Dining Area

9' 1" x 11' 4" max (2.77m x 3.45m max)

Modern fitted kitchen with wall and base with complementary work surfaces over and upstand, incorporating a stainless steel sink drainer unit. There is an integrated electric oven and gas hob with cooker hood over, with space for fridge freezer, plumbing for washing machine, cupboard housing the central heating boiler and a double glazed window to the front elevation.

Landing

With stairs lead from the lounge comprising a radiator and doors off to both the bedrooms and bathroom.

Bedroom One

12' 10" max x 8' 10" (3.91m max x 2.69m)

Double bedroom comprising a radiator, cupboard over the stair bulk head and a double glazed window to the rear elevation.

Bedroom Two

12' 10" x 7' 10" (3.91m x 2.39m)

Double bedroom comprising a radiator and two double glazed windows to the front elevation.

Bathroom

Modern white three piece suite comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, extractor fan and a radiator.

Garden

Fence enclosed rear garden being mainly laid to lawn with patio area and gated side access.

Driveway

Driveway to the front of the property for one car.





To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314239



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314239 - 0002