



Connells

Horton Drive
Upper Lighthorne Leamington Spa



Property Description

Nestled within a highly sought-after and convenient position in the desirable Upper Lighthorne development, this beautifully presented detached home offers generous accommodation throughout making this a perfect family home. The property boasts a modern and stylish finish, beginning with a welcoming entrance hall, spacious lounge, impressive open-plan kitchen and dining room, separate study/home office, utility room, and guest cloakroom.

Upstairs, the first floor offers four well-proportioned double bedrooms, with three featuring fitted wardrobes. The master bedroom further benefits from a private ensuite, complemented by a contemporary family bathroom.

Externally, the property provides a driveway for off road parking, a single garage and a good size, landscaped rear garden for further enhanced home appeal.

Perfectly placed for commuters, the property provides easy access to the M40 and the Jaguar Land Rover Gaydon site. The vibrant town centre of Leamington Spa is just a short drive away, while Upper Lighthorne continues to grow with exciting plans for new local amenities, including a school and GP practice-making this an excellent choice for families and professionals alike.

Approach

Via pathway leading to the front door.

Entrance Hallway

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

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a heated towel rail and an extractor fan.

Home Office/Study

7' 4" x 7' 2" (2.24m x 2.18m)

Having a bespoke fitted desk and furniture, a radiator and a double glazed window to front elevation with fitted shutters.

Lounge

16' 6" x 11' (5.03m x 3.35m)

Spacious, light and airy lounge consisting of a television point, two radiators and a double glazed window to front elevation with fitted shutters.

Kitchen/Dining

10' 1" max x 26' 5" max (3.07m max x 8.05m max)

Modern kitchen, fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over,

a dishwasher and a fridge/freezer. Benefiting from a built-in storage cupboard, a radiator, two double glazed windows to rear elevation, French door leading to the garden and a door to;

Utility Room

5' 9" x 5' 4" (1.75m x 1.63m)

Fitted with wall and base units with work surfaces over and upstand. Having an integrated washing machine and wine cooler as well as housing the central heating boiler. With a door to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in airing cupboard, a radiator and access to the loft.

Master Bedroom

11' 7" x 12' 6" (3.53m x 3.81m)

Double bedroom having a radiator, double glazed windows to front and side elevations with fitted shutters and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point and an extractor fan.

Bedroom Two

9' 6" min x 12' 3" max plus wardrobes (2.90m min x 3.73m max plus wardrobes)

Double bedroom having bespoke fitted wardrobes, a radiator and a double glazed window to front elevation with fitted shutters.

Bedroom Three

8' 8" min x 9' 1" max (2.64m min x 2.77m max)

Double bedroom consisting of a bespoke fitted wardrobe, a radiator and a double glazed window to rear elevation with fitted shutters.

Bedroom Four

9' 5" x 10' 2" (2.87m x 3.10m)

Double bedroom with bespoke fitted dressing area with hanging space and shelving, radiator and a double glazed window to rear elevation.

Bathroom

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 heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a patio area.

Parking

Driveway to the front providing off road parking.

Garage

Single garage with an up and over door. Connells advise an internal inspection of the garage is yet to be carried out.









Ground Floor



First Floor

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

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: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314568



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: SPA314568 - 0009