



Connells

Horton Drive
Upper Lighthorne Leamington Spa

Horton Drive Upper Lighthorne Leamington Spa CV33 8AH

for sale offers in excess of
£450,000



Property Description

Luxurious four bedroom detached home in Heritage Grange!

Located in the highly sought after development of Heritage Grange, this stunning four bedroom detached property boasts an unparalleled level of luxury, sophistication and style.

High upgraded accommodation

Ground floor:

A spacious lounge, perfect for relaxing or entertaining

Upgraded Platinum kitchen diner with integrated appliances, Silestone surfaces, bespoke Creoglass mirrored splashbacks and Amtico Signature flooring.

Utility room with Silestone surfaces, bespoke Creoglass splashbacks and Amtico Signature flooring.

Cloakroom, with Amtico Signature flooring.

First Floor:

Master suite with dressing area, fitted wardrobes, and ensuite offering ultimate in luxury and relaxation.

Second double bedroom with fitted wardrobes.

Family bathroom complete with modern fixtures and fittings.

Second Floor:

Two further bedrooms, one double with fitted wardrobes and one single bedroom offering ample space for rest and relaxation.

Shower room, providing an additional immaculate space for daily routines.

Externally upgraded features:

Stunning landscaped rear garden, perfect for outdoor relaxation and entertaining.

Single garage, providing secure storage or convenient parking

Driveway for three cars to the rear of the property.

This exceptional property offers the ultimate in luxury living, with its highly upgraded accommodation, stunning garden and desirable location.

Entrance Hallway

Welcoming entrance hallway with Amtico Signature flooring, stairs rising to the first floor, a radiator and doors off to the lounge, kitchen diner and cloakroom.

Downstairs Cloakroom

Partly tiled cloakroom fitted with a wash hand basin, low level W/C, a radiator, an extractor fan upgraded lighting and Amtico Signature flooring.

Lounge

19' 6" max bay x 10' 4" (5.94m max bay x 3.15m)
Spacious, light and airy bay-fronted lounge consisting of a radiator and double glazed window to side elevation.

Kitchen/Dining

19' 4" max to bay x 14' 2" max to bay (5.89m max to bay x 4.32m max to bay)

Upgraded kitchen, fitted with a range of wall and base units and breakfast bar with complementary Silestone work surfaces over and upstand, bespoke Creoglass smoked mirror splashback and incorporating a stainless steel sink and drainer unit. Complete with Amtico Signature flooring, upgraded lighting and integrated appliances include; a double electric oven, gas hob with cooker hood over, a dishwasher, wine fridge and a fridge/freezer. Housing the central heating boiler, having bay a window to the front elevation, a double glazed

window to the side elevation and French doors leading out to the garden.

Utility Room

5' 5" x 6' (1.65m x 1.83m)

Fitted with wall and base units with Silestone work surfaces over and upstand, bespoke Creoglass smoked mirror splashbacks with an integrated washer/dryer. With upgraded lighting, an understairs storage cupboard, a radiator and a door to rear elevation.

First Floor Landing

The stairs lead from the hallway. There is a radiator, a double glazed window to rear elevation and a built-in airing cupboard housing the hot water tank.

Bedroom One

11' 4" x 16' 1" max into dressing area (3.45m x 4.90m max into dressing area)

Generously sized double bedroom complete with dressing area with fitted wardrobes, upgraded lighting, a radiator and a double glazed windows to the front and a door into the;

En-Suite

Three piece suite fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, upgraded lighting, a shaver point, an extractor fan, a chrome heated towel rail and a double glazed window to side elevation.

Bedroom Two

9' 9" x 10' 10" max into wardrobes (2.97m x 3.30m max into wardrobes)

Double bedroom having two fitted wardrobes, a radiator and a double glazed window to front 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 fully tiled walls, a chrome heated towel rail, upgraded lighting and a double glazed window to side elevation.

Second Floor Landing

Spacious second floor landing offering an additional study space, a built-in storage cupboard, a radiator, a skylight to rear elevation and doors to bedrooms three and four.

Bedroom Three

11' 10" to wardrobes x 9' 9" max into dormer (3.61m to wardrobes x 2.97m max into dormer)

Double bedroom with three fitted wardrobes, a radiator and a double glazed dormer window to front elevation.

Bedroom Four

7' 7" max to dormer x 11' 2" (2.31m max to dormer x 3.40m)

Double bedroom consisting of a radiator and a double glazes dormer window to front elevation.

Shower Room

Three piece suite fitted with a low level W/C, wash hand basin, walk in shower, shaver point, chrome heated towel rail, upgraded lighting, extractor fan and skylight to the rear elevation.

Rear Garden

Beautifully landscaped garden being mainly laid to lawn with patio area and planted borders and panelling to the walls. Complete with outdoor lighting and gated rear access.

Parking

Driveway providing off road parking for several cars.

Garage

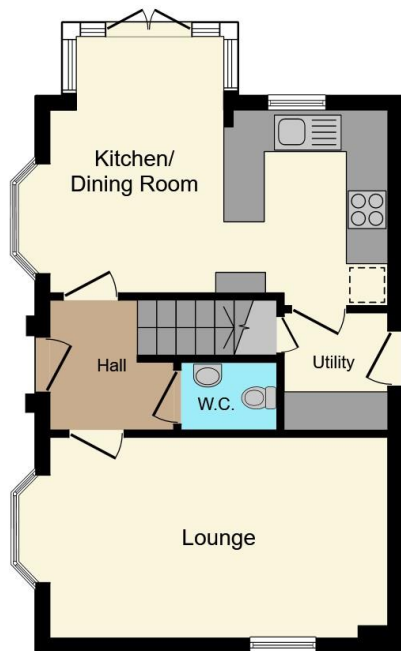
22' 3" x 10' 8" (6.78m x 3.25m)

Having power, light and up and over door.

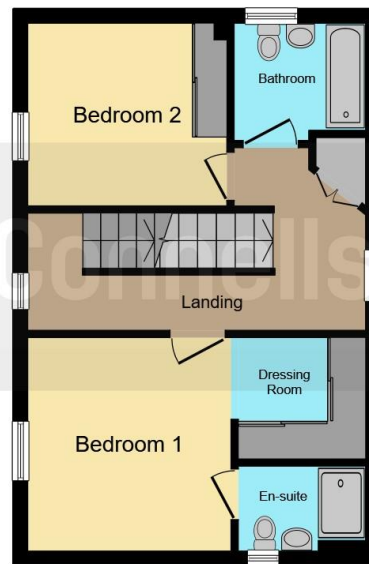








Ground Floor



First Floor



Second 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/SPA314614



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: SPA314614 - 0003