



Connells

Pattle Close
Lighthorne Heath Leamington Spa

Pattle Close Lighthorne Heath Leamington Spa CV33 9FD

for sale offers over
£310,000



Property Description

An immaculate three bedroom semi detached home!

This stunning Bellway property - built in 2021 - is beautifully presented throughout and situated in the popular village of Lighthorne. Offering modern, well designed accommodation, the home opens with a welcoming entrance hall leading to a downstairs cloakroom, a spacious lounge and an immaculate open plan kitchen diner ideal for family living and entertaining. Upstairs, the property features three well proportioned bedrooms, the master with its own stylish en-suite, in addition to a contemporary family bathroom.

Outside the home benefits from side by side parking for two vehicles and an EV charge point. To the rear, the attractive fully landscaped garden provides a wonderful private space for relaxing and outdoor dining.

A superb turnkey home in a desirable modern development!

Location

Lighthorne Heath enjoys an excellent position in the heart of South Warwickshire, perfectly suited for modern living, The village offers superb connectivity, with the M40 close by for effortless travel and Leamington Spa reachable in around 15 minutes by car. Local amenities include reputable school and village shop within easy reach ensuring your everyday needs are well catered for. Surrounded by attractive countryside yet within easy reach of major employment hubs such as Jaguar Land Rover, Lighthorne Heath combines rural charm with practical accessibility, making it a highly appealing location for families and commuters alike.

Approach

The property is set back from the road behind the driveway with a pathway to the front entrance.

Entrance Hallway

With a radiator and doors to the downstairs cloakroom and lounge,

Downstairs Cloakroom

Fitted with a wash hand basin, W/C with concealed cistern, luxury vinyl flooring and a radiator.

Lounge

12' 9" x 16' 10" (3.89m x 5.13m)

Spacious, light and airy lounge with stairs rising to the first floor and an understairs storage cupboard. Consisting of two radiators and a double glazed window to front elevation and a door leading through to the kitchen diner.

Kitchen Dining Room

11' max x 15' 7" (3.35m max x 4.75m)

Modern and upgraded kitchen fitted with a range of high gloss wall and base units with complementary work surfaces and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level electric oven, electric hob with cooker hood over, washer dryer, dishwasher and a fridge/freezer. Housing the central heating boiler and comprising a radiator, luxury vinyl flooring and double glazed French doors leading to the garden.

First Floor

Landing

The stairs lead from the lounge. There is access to the fully boarded loft via a ladder. With doors to all bedrooms and the family bathroom.

Master Bedroom

10' 8" x 10' 3" max (3.25m x 3.12m max)

Double bedroom benefitting from a storage cupboard over the stair bulk head, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, a radiator, ceiling spotlights and a double glazed window to side elevation.

Bedroom Two

10' 1" max x 8' 3" (3.07m max x 2.51m)

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

Benefitting from two fitted wardrobes, a radiator and a double glazed window to front elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and a W/C with concealed cistern. Having partly tiled walls, a shaver point, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to astro turf and fence enclosed. Consisting of patio and gravelled areas with gated side access.

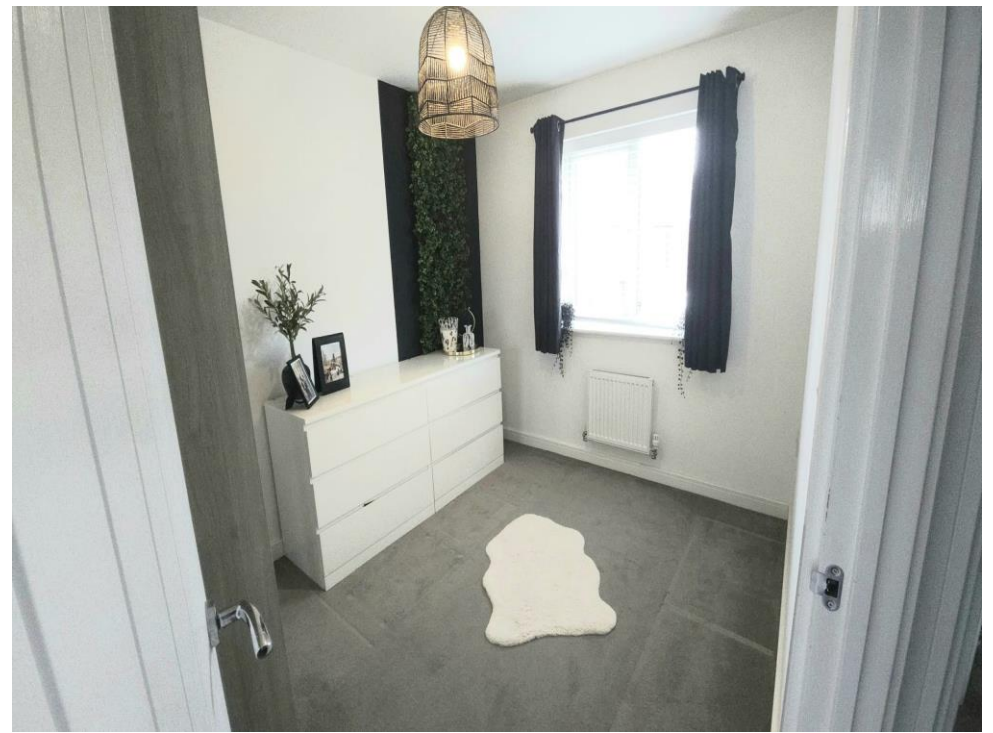
Parking

Driveway providing off road parking for two cars side by side with an EV charging point.

Agent's Note

We understand from our sellers that there is an annual management fee of £120.00.

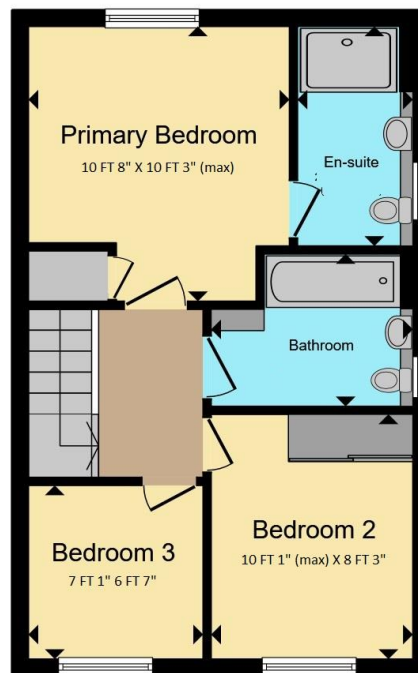








Ground Floor



First Floor

Total floor area 81.2 m² (874 sq.ft.) approx

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.propertybox.io

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314145



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