



Connells

Pattle Close
Lighthorne Heath Leamington Spa



Property Description

Perfectly suited to first-time buyers, this well-presented two-bedroom home offers comfortable and modern living in a convenient setting. The property benefits from a driveway to the front, providing off-road parking, and a welcoming entrance hall with a handy downstairs cloakroom.

To the rear, the home opens into a bright and spacious lounge, with stairs leading to the first floor and flowing through to a modern kitchen/diner. The kitchen offers ample storage and space for dining, with double doors opening out to the rear garden - ideal for entertaining or enjoying warmer months.

Upstairs, the property boasts two well-proportioned bedrooms and a contemporary family bathroom. The rear garden provides a private outdoor space, perfect for relaxing or hosting guests.

This lovely home is ideal for first-time buyers or those looking to step onto the property ladder, combining practicality with modern living

Approach
Via driveway.

Entrance Hallway

Welcoming entrance hallway with a radiator, LVT flooring and a door to the lounge.

Lounge

13' 8" x 9' 7" (4.17m x 2.92m)
Spacious, light and airy lounge with stairs rising to the first floor and consisting of a television point, a radiator and a double glazed window to front elevation.

Kitchen

13' 3" x 11' (4.04m x 3.35m)
Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit.

Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Housing the central heating boiler and comprising LVT flooring and French doors leading to the garden.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, LVT flooring and a radiator.

First Floor

Landing

The stairs lead from the lounge. There is a built-in storage cupboard, a radiator and doors to both bedrooms and the family bathroom.

Bedroom One

7' 9" max x 13' 3" max (2.36m max x 4.04m max)

Double bedroom with a radiator and a double glazed window to front elevation.



Bedroom Two

8' 8" max x 11' 3" min plus wardrobe (2.64m max x 3.43m min plus wardrobe)

Double bedroom having fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring and radiator.

Outside

Rear Garden

Beautifully maintained, South-facing garden being mainly laid to lawn and fence enclosed, with a patio area.

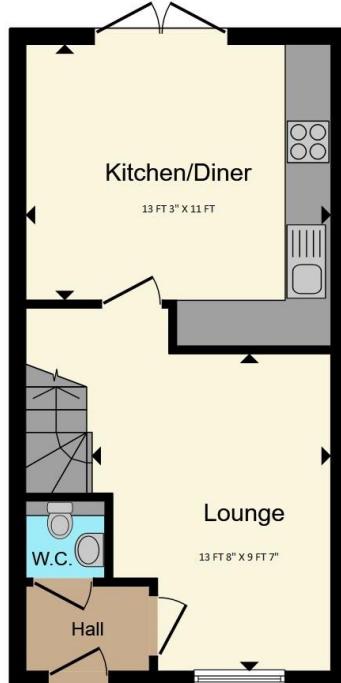
Parking

Driveway providing off road parking.

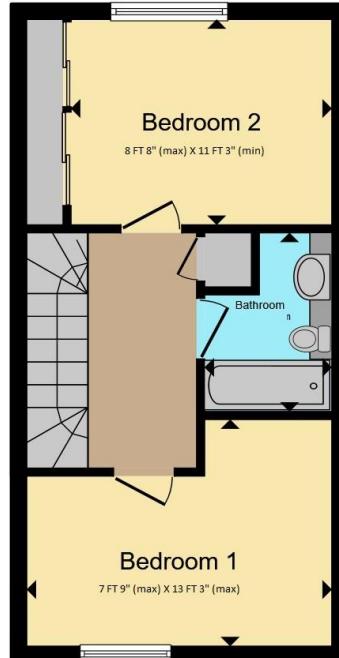
Agent's Note

We understand from our sellers that there is an annual management fee of £140 payable to Trustgreen.





Ground Floor



First Floor

Total floor area 65.8 m² (709 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

Connells

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

view this property online connells.co.uk/Property/SPA315018



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: SPA315018 - 0003