

An attractive, well proportioned recently constructed three double bedroom detached property situated in this enviable village cul-de-sac location.

Briefly Comprising:

Oak canopy porch, entrance hallway, ground floor cloakroom, through dining kitchen with solid working surfaces, utility room, spacious sitting room with French door to garden. First floor landing, master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms both with fitted wardrobes, attractive white fitted bathroom. Double glazing, air source heat pump central heating with underfloor heating to the ground floor. Garage, brick block paved driveway. Lawned and planted front garden, attractively lawned and professionally landscaped and patioed garden to rear.

Home Farm Close

Comprises of a private road of recently built spacious family properties, situated in the heart of this picturesque village. Lighthorne itself is conveniently situated just south of Leamington and Warwick, and offers good access also to Stratford, Banbury and the M40, Jaguar Land Rover, Aston Martin and other work centres around. The centre of the village boasts a local pub and a number of pretty and attractive properties.

This particular property is immaculately presented and offers a well laid out and proportioned living space. Of particular note is the attractive landscaped rear garden with sitting areas. The agents consider viewing to be highly recommended.

The property is approached by a brick block paved driveway giving access to the...

Oak Framed Canopy Porch

With six panel moulded entrance door with double glazed window to side giving access to entrance hallway.

Entrance Hallway

With tiled floor, stairs to first floor landing, door to ground floor WC.

Ground Floor WC

Fitted with a white suite to comprise; Roca wall hung low level WC with concealed cistern, wash hand basin with Grohe mixer tap set into vanity cupboard, extractor, downlighter points to ceiling, continuation of tiled flooring.

Sitting Room

12'2" red to 10'0" x 23'3" (3.73m red to 3.05m x 7.11m)
With double glazed timber frame window to front elevation, feature



double glazed French door with matching windows to the side leading out to the rear garden, downlighter points to ceiling, wall mounted electric fire with log flame effects.

Dining / Kitchen

11'3" x 24'3" (3.43m x 7.39m)

Being open plan yet successfully forming two distinctive areas.

Dining Area

With double glazed timber framed window to front elevation, continuation of tiled flooring with underfloor heating, downlighter points, door to useful under stair store cupboard with shelving, coat hooks and underfloor heating manifolds.

Kitchen Area

With a range of neutral toned flat fronted wall and base cupboards

with solid working surface over, matching upstands, under slung one and a half bowl sink unit with drainer grooves to side, Grohe mixer tap over, Rangemaster Nexus double oven with grill and induction hob, with filter hood over, antique gold glazed splashback. Bespoke oak breakfast bar, concealed Siemens fridge freezer, Bosch dishwasher, double glazed timber framed window to rear elevation, downlighter points to ceiling, door to utility.

Utility

4'9" x 5'4" (1.45m x 1.63m)

With matching cupboards and working surface, Smeg under slung sink with Grohe mixer tap over, space and plumbing for washing machine, continuation of tiled flooring, extractor, part double glazed door to garden.



First Floor Landing

With downlighter points, ceiling hatch to boarded roof space with ladder, radiator, timber framed double glazed window to rear elevation.

Master Bedroom

11'1" inc fitted w'robes x 12'0" (3.38m inc fitted w'robes x 3.66m)

With timber framed double glazed windows to rear elevation, downlighter points to ceiling, mirror fronted doors to built-in wardrobe with hanging and shelving, frosted glazed door to...

En-Suite Shower Room

With double shower cubicle with fixed water style shower head and additional hand held shower attachment, Grohe wall hung WC with concealed cistern, wash hand basin set into floating vanity unit with



Grohe mixer taps, splashback tiling, electric radiator towel rail, tiled floor, extractor.

Bedroom Two (Front)

11'4" x 13'2" (3.45m x 4.01m)

With timber framed double glazed window to front elevation, radiator, downlighter points to ceiling, door to wardrobe.

Bedroom Three (Rear)

11'3" x 8'11" to front of fitted w'robes (3.43m x 2.72m to front of fitted w'robes)

With 'Albert Henry' mirror fronted fitted wardrobes with variety of hanging and shelving areas, downlighter points to ceiling, timber framed double glazed windows to rear elevation, double radiator.

Bathroom

10'11" x 6'5" (3.33m x 1.96m)

Fitted bath with shower over, recess for products, wall hung floating low level WC, wash hand basin with mono-mixer, splashback tiling, timber framed obscure double glazed window to front elevation, chrome radiator towel rail, downlighter points to ceiling.

Outside (Front)

To the front of the property is a good sized brick block paved driveway, giving access to the front of the property and garage. Garden is principally lawned with paved and gravel access to gate giving access to the rear garden.

Outside (Rear)

The rear garden is professionally landscaped with a lawn across the rear of the property, with shaped circular terraces, additional seating

areas and further lawn with stepping stone path leading to the gate to the front. Outside tap, outside lighting, Mitsubishi electric Ecodan air source heat pump.

Garage

9'10" x 17'10" (3.00m x 5.44m)

With up-and-over door to the front, power and light as fitted, loft hatch to boarded roof space providing useful additional storage, personal door to rear.

Mobile Phone Coverage

We advise you to check with your provider. (Checked on Ofcom May 25).

Broadband Availability

Standard/Ultrafast Broadband/ Full Fibre Ultra Fast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).



Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

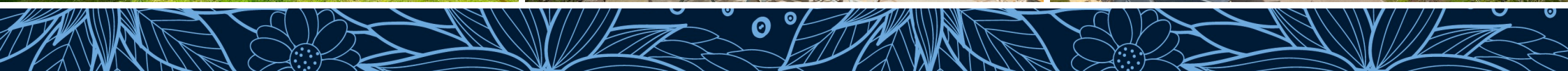
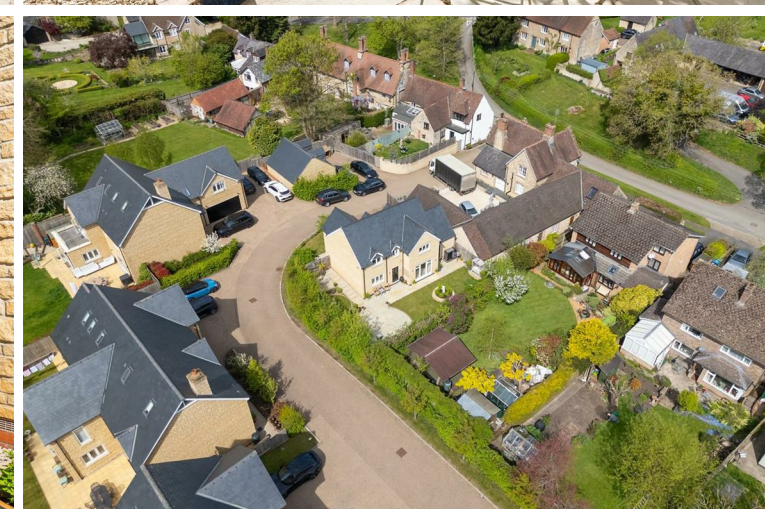
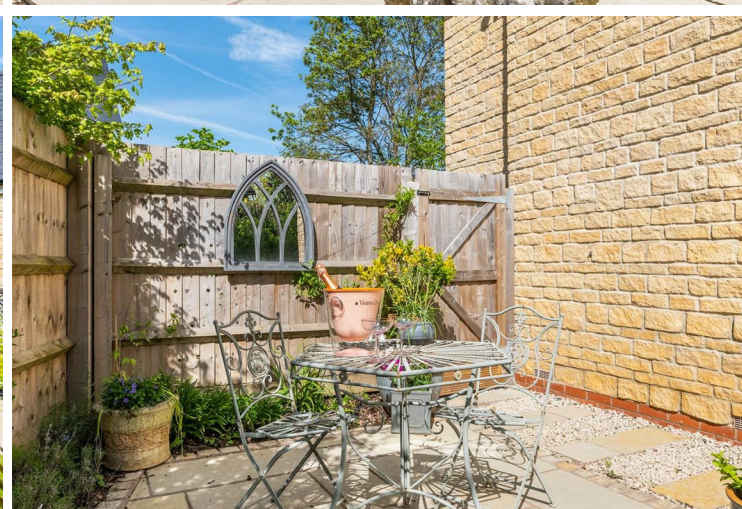
Council Tax

Council Tax Band F.

Location

Holly Cottage
Home Farm Close
Lighthorne
CV35 0AW







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Leamington Spa Office
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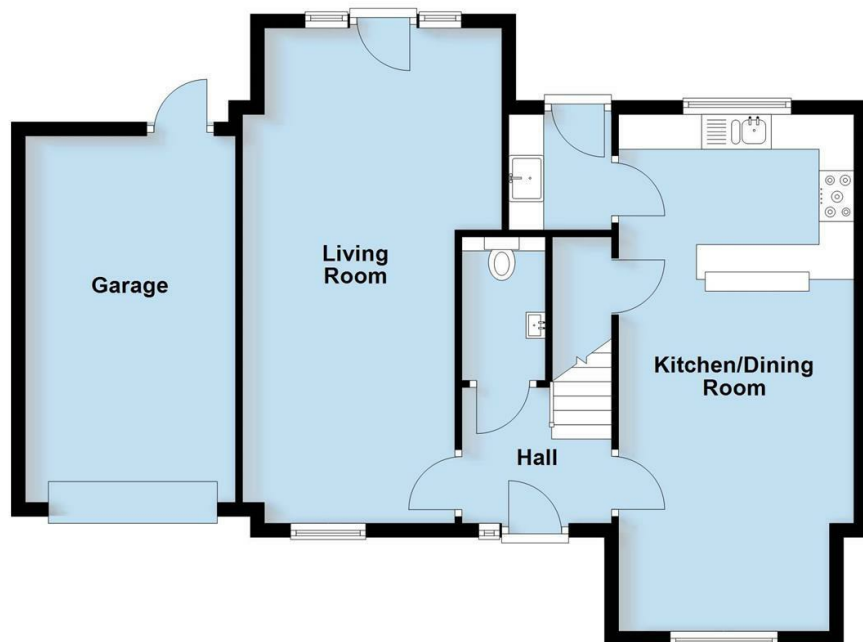
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 76.6 sq. metres (824.7 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 137.0 sq. metres (1474.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact