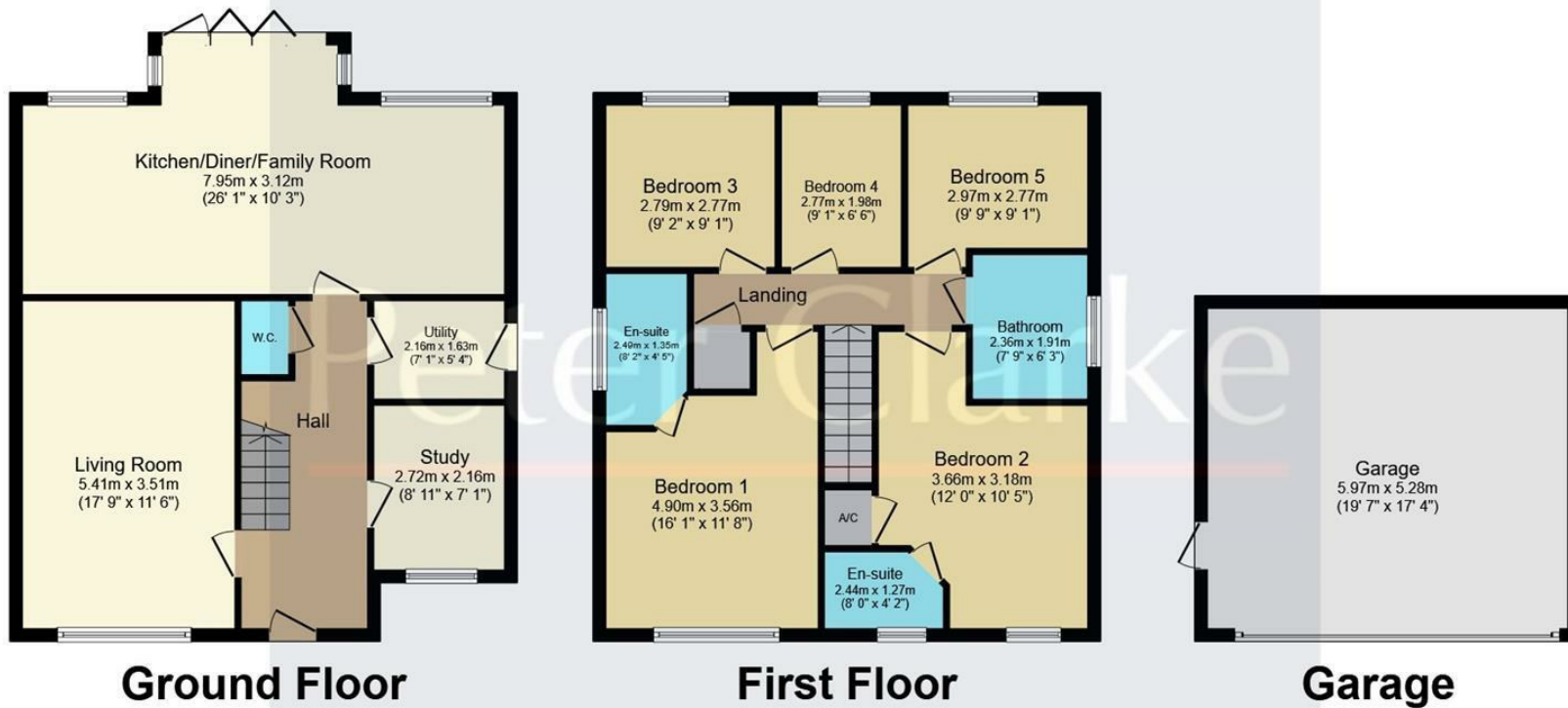


Peter Clarke



28 Lionheart Avenue, Bishops Tachbrook, Leamington Spa, CV33 9SW



Total floor area 169.4 sq.m. (1,823 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Detached
- Five bedrooms
- Double garage
- Kitchen diner family room
- Utility
- WC
- Two ensembles
- Generous rear garden
- Large driveway
- No forward chain



Offers In Excess Of
£550,000

This is a substantial and well-presented detached family home set on the modern Bishops Tachbrook development in Leamington Spa. This is conveniently positioned being close to local schools, shops and amenities, also being within easy reach of Leamington town centre, Warwick and local transport links. The property is modern and sizeable throughout with cat five throughout, comprising an entrance hall, living room, kitchen diner family room, study, utility, WC, five bedrooms with two ensembles, family bathroom, generous rear garden, large driveway and double garage.

APPROACH

With paved path leading to the front door, and driveway having parking for four to five cars which leads to the double garage.

ENTRANCE HALL

With door to the front, stairs leading to the first floor and wood effect vinyl flooring.

LIVING ROOM

With television point and window to the front.

KITCHEN DINER FAMILY ROOM

With kitchen having wall and base mounted units, integrated Zanussi appliances including five ring gas hob, double electric oven, dishwasher and fridge freezer. Also with a one and a half sink drainer unit, windows and bi-folding doors to the rear, wood effect vinyl flooring, space for dining table and chairs, space for informal seating and television point.

STUDY

With window to the front.

UTILITY

With wall and base mounted units, sink drainer, space and plumbing for washing machine and space for under counter tumble dryer, door to the side giving access to the driveway and wood effect vinyl flooring.

WC

With WC and wash hand basin.

BEDROOM ONE

With built in wardrobes, television point and door to the:-

ENSUITE

With shower having dual shower heads, WC, sink vanity unit and window to the side.

BEDROOM TWO

With window to the front and door to the:-

ENSUITE

With shower, WC, sink vanity unit and window to the front.

BEDROOM THREE

With window to the rear.

BEDROOM FOUR

With window to the rear.

BEDROOM FIVE

With window to the rear.

BATHROOM

With shower cubicle with dual shower heads, separate bath, WC, sink vanity unit and window to the side.

GARAGE

A double garage with up and over doors, lighting, electricity and door to the side giving access from the garden.







GARDEN

With fence borders a large patio, gated side access and lawn.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B . A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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