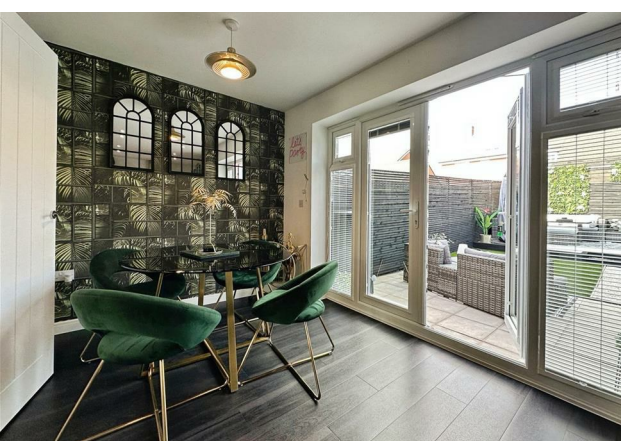
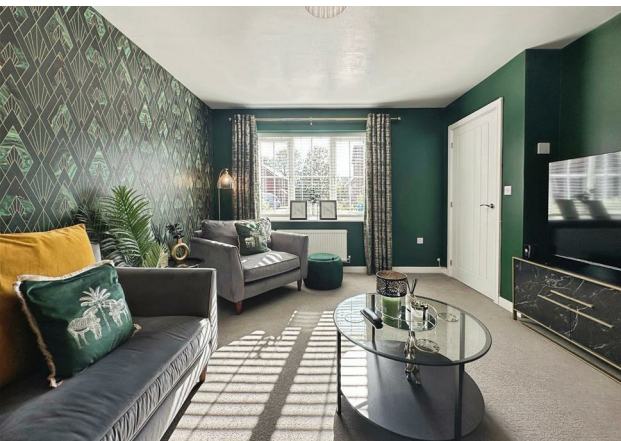




PATTLE CLOSE, LIGHTHORNE HEATH

complete ●●●
SALES & LETTINGS





A very stylish Bellway Home semi-detached house built to the 'Tailor' design in 2021 on the Kingsgrove development in Lighthorne Heath. Property comprises an entrance hall, guest WC, beautifully presented living room and a fully fitted kitchen diner to the rear. There are three bedrooms on the first floor, including an en-suite to the main bedroom and a family bathroom. The other benefits include side-by-side car parking & EV charging point and a fabulous landscaped rear garden. This village is located South of Leamington Spa, with easy access to Jaguar Land Rover, the Cotswolds, Warwick and Stratford.

It's in the details...

Hall

A composite entrance door with a porthole window leads into the hallway, which is well decorated, with a small dado rail, a radiator, an electric consumer unit and doors through to the living room and guest WC. There is Amtico dark timber effect flooring.

Guest WC

With the continuation of the dark timber effect Amtico flooring, half-tiled walls, a Roca concealed waste toilet with chrome flush push button, a Roca pedestal hand wash basin, a chrome mixer tap, a radiator and an extractor.

Lounge

A good-sized living room with a uPVC double glazed window to the front elevation, there's a very stylish decor with feature wallpaper wall, two radiators, a door through to the kitchen diner and there is a carpeted staircase leading to the first floor, with an under-stairs storage cupboard.

Kitchen Diner

Great space that's been decorated beautifully with feature wallpaper wall, dark timber effect Amtico flooring and a gloss grey fitted kitchen and a marble effect squared edge white worktop. There are brushed chrome handles and fitted appliances which include a fridge freezer, an oven, a one and a half bowl stainless steel sink with mixer tap and drainer. There is a dishwasher, a washer-dryer dryer and a cupboard housing the gas boiler. There is a four-ring gas hob with a grey glass splashback and an extractor over. There is uPVC double glazed French doors to the garden with matching side windows that have fitted blinds.

Landing

A spacious landing which is well decorated and has doors through to the three bedrooms and bathroom. There is also a loft hatch to the boarded loft, which is boarded on stilts and has a ladder and a light.

Bedroom One

A double bedroom which has a painted half-height feature panelled wall, a radiator, a uPVC double glazed window overlooking the rear garden and a fitted storage cupboard. Door through the en-suite.

The En-Suite

A stylish ensuite with a double with a glass door shower enclosure with a mains thermostatic shower. It was a concealed waste Roca toilet with a chrome flush button, a Roca pedestal hand-wash basin with a chrome mixer tap. There is a radiator, complimentary tiled walls, Amtico flooring, down-lights, an extractor and a uPVC double glazed window.

Bedroom Two

A double bedroom, with a fitted mirrored wardrobe, a radiator and a UPVC double glazed window to the front.

Bedroom Three

A single bedroom that is currently being used as a walk-in wardrobe, which has a radiator and a uPVC double glazed window.

Bathroom

Main bathroom has a white suite comprising a Roca bath with chrome mixer tap, a Roca pedestal hand wash base chrome mixer tap and a Roca concealed waste toilet with chrome flush push button. There's also a radiator, an electric shaver point, down-lights, an extractor and a uPVC double window. There is half-height tiling and a useful deep tiled shelf.



Rear Garden

There is a landscaped rear garden which has a huge area of patio, areas of artificial lawn with a white stone chipped pathway that leads to a further raised white stone chip patio retained with painted sleepers. The garden has modern black painted fencing and a gate to the front. There is external lighting, an outdoor tap and electric sockets.

Front & Parking

Tarmac drive for parking two cars side-by-side, a landscape frontage with paved pathways to the side passage and to the front door, which has a tiled porch canopy. The front garden has white stone clippings and planting. An Electric point and an EV charger.

Location

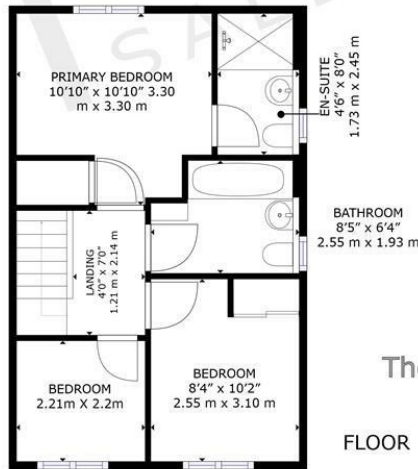
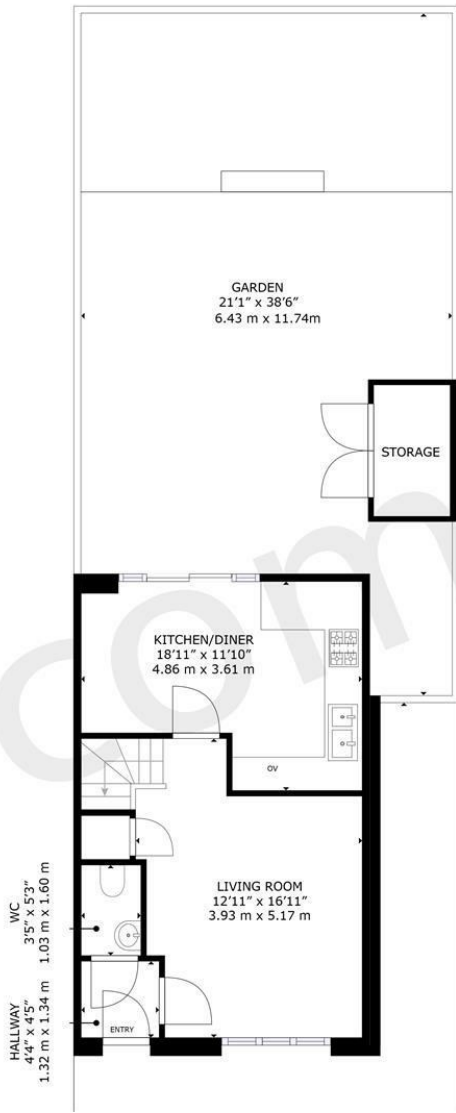
Lighthorne Heath – Connected, Convenient, and Family-Friendly

Nestled in the heart of South Warwickshire, Lighthorne Heath is a well-connected village that offers superb access to the wider region and Jaguar Landrover. The M40 motorway lies less than 2 miles away, providing fast and direct links to Birmingham, Oxford, Banbury, and London, while the nearby A46 makes commuting to Coventry easy in under 30 minutes. Leamington Spa train station, just a 15-minute drive away, offers frequent services to major cities including Birmingham, London, and Manchester. For international travellers, Birmingham Airport is conveniently reachable in just over half an hour by car.

Families are well-catered for with a range of reputable local schools. Lighthorne Heath Primary School is within walking distance, making school runs easy and safe, while several other primary schools are accessible within a 10-minute drive. Kineton High School, a well-regarded secondary option, is less than 15 minutes away by car.

Daily conveniences are well provided for, with a local village shop just a short stroll away and a large supermarket superstore located within 15 minutes' drive. With a growing community spirit, excellent transport links, and access to good schools, Lighthorne Heath offers a balanced lifestyle ideal for families and commuters alike.





complete
SALES & LETTINGS

The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1: 406 sq. ft, 37 m², FLOOR 2: 406 sq. ft, 37 m²
TOTAL : 812 sq. ft, 74 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



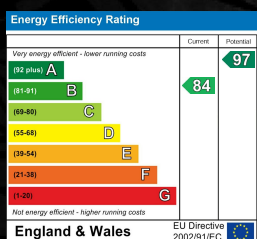


- A Bellway Semi Detached
- 'The Tailor' Design 2021
- Entrance Hall & Guest WC
- Stunning Living Room
- En-Suite & Main Bathroom
- Three Bedrooms
- Kingsgrove Development
- Landscaped Gardens
- Kitchen Diner
- Parking For 2 Cars + EV Charger



PATTLE CLOSE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS