

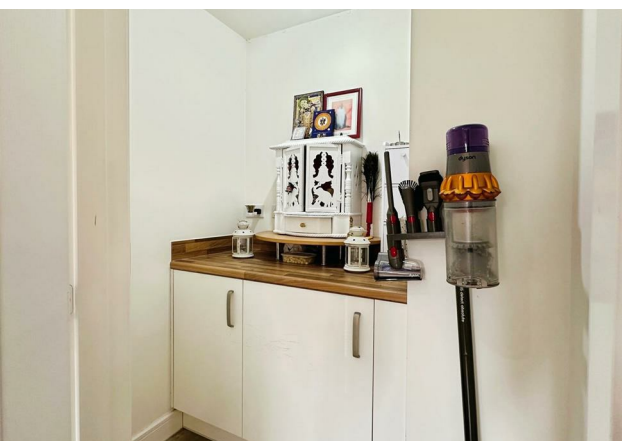


LIONHEART AVENUE, BISHOPS TACHBROOK

complete ●●●
SALES & LETTINGS



**RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*



A well presented detached home built by Taylor Wimpy in 2021 to the Lanford design on the Meadowsweet farm development in Bishops Tachbrook just off the Harbury Lane. The property comprises of entrance hall, guest WC, clever under stairs storage, living room, kitchen diner with fully fitted appliances and a utility. Upstairs are three bedrooms, an en-suite and the family bathroom. The property benefits from a detached garage, front and rear gardens and two parking spaces. Well located for Tachbrook Country Park which is right on the doorstep, Nuffield health & fitness and the new Oakley School within walking distance. Also great for the M40, Jaguar Land Rover, Aston Martin and the Leamington train station. Alarm system Ajax Security and CCTV (Hikvision)

It's in the details...

Entrance Hall

A modern composite entrance door leads into the hallway, which has timber effect luxury vinyl tiled floor flooring, carpeted staircase leads to the first floor, a painted balustrade, clever closet push out drawers and storage under the stairs. There is a storage cupboard under the stairs, a door through the living room, WC and the kitchen diner.

Guest WC

With a continuation of the timber effect luxury vinyl tile flooring, a toilet, handbasin with a chrome mixer tap, a radiator and an extractor.

Kitchen Diner

The kitchen diner has a continuation of the luxury vinyl tiled flooring, white gloss kitchen, with brushed satin handles which includes timber effect worktops with one and a half bowl stainless steel sink with mixer tap. There's a four ring gas hob with a stainless steel splashback and an extractor. A double fitted oven, fitted fridge freezer, fitted dishwasher, down-lighting and uPVC double glazed French doors to the garden there is also a uPVC double glazed window to the garden. Door to the utility.

Utility

With a continuation of the timber effect luxury vinyl tile flooring, matching white cabinets with satin handles and a timber effect worktop. There is a fitted washing machine and an extractor.

Landing

A carpeted landing with painted balustrade, there is a radiator and a loft hatch. Doors through to three bedrooms and the family bathroom.

Bedroom One

Spacious full-width bedroom, with two uPVC double glazed windows to the front, a radiator, freestanding wardrobes and a door through to the en-suite.

En-Suite

With a tiled shower enclosure, with glass bi-folding door and an electric shower. There's a pedestal hand wash basin, with chrome mixer tap, a toilet, LED mirror lights, a shaver point, an extractor and a radiator.

Bedroom Two

A double bedroom with a uPVC double glazed window, a radiator and freestanding wardrobes.

Bedroom Three

A single bedroom with a uPVC double glazed window and a radiator.

Bathroom

Fitted with a stylish white suite comprising a bath glass shower screen and flipper panel, mixer tap and thermostatic means shower. A pedestal hand



wash base on the chrome mixer tap, a toilet, a radiator, a mirror light, an electric shaver point and an extractor.

Rear Garden

The garden is laid to lawn, with an area patio. There's an outside tap and a gate through to the parking. There is outdoor electric sockets.

Garage

A detached garage with up and over door power and lighting.

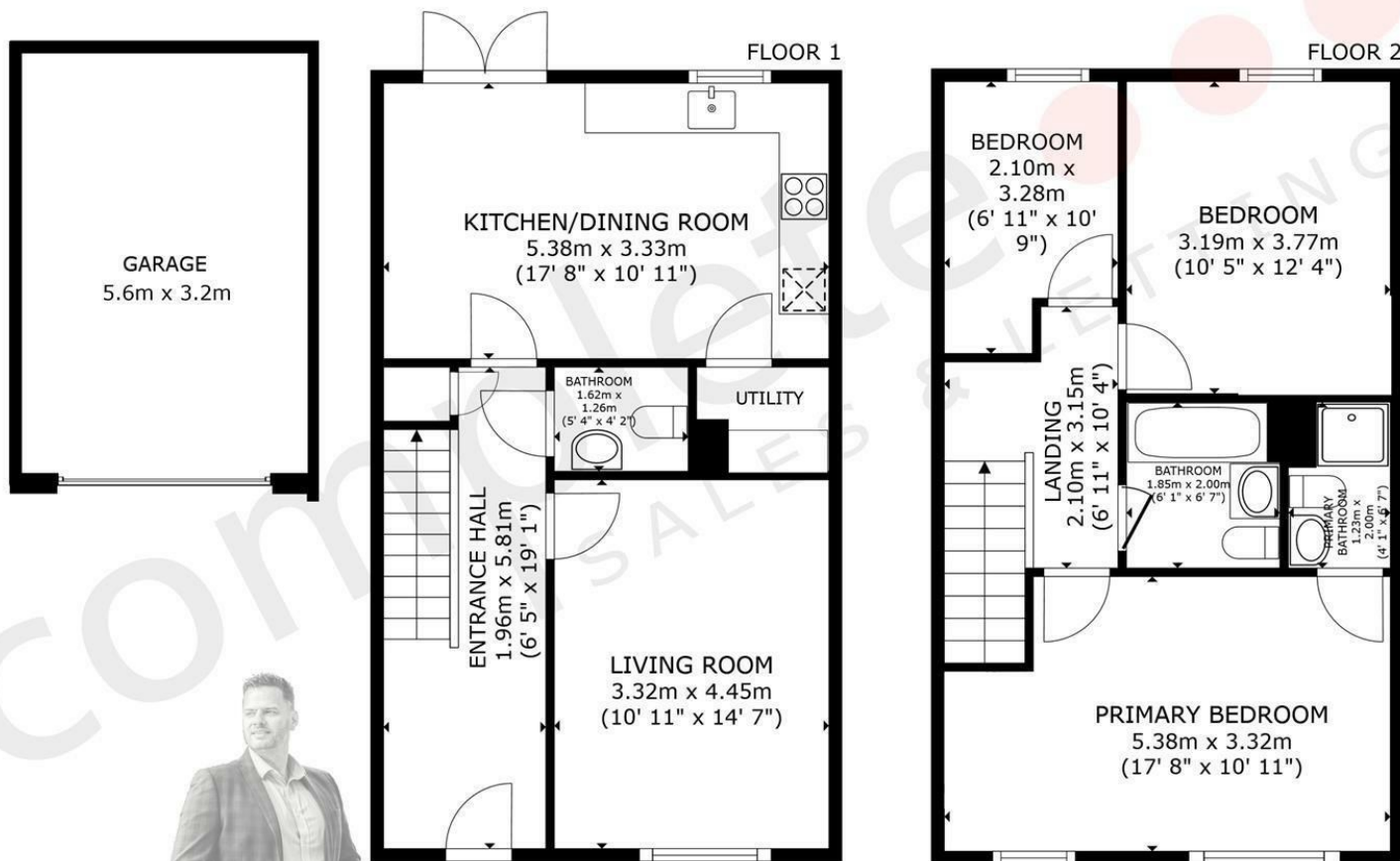
Parking

Tandem parking for two cars.

Location

Meadowsweet Farm is a Taylor Wimpy development located off Harbury Lane in the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the New Secondary School - Oakley School on your doorstep 10 minute walk. There are excellent transport links to the M40, JLR and within easy drive to the Leamington Train Station 7 minute drive. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

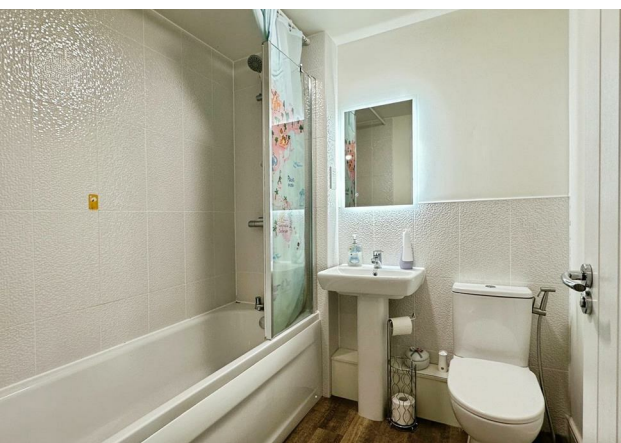




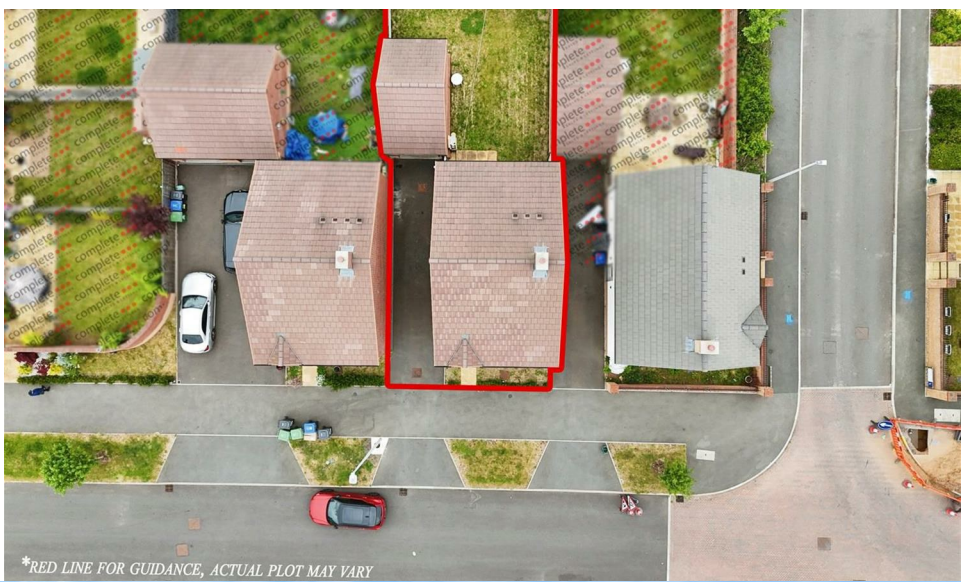
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GROSS INTERNAL AREA
FLOOR 1 49.7 m² (535 sq.ft.) FLOOR 2 50.0 m² (538 sq.ft.)
TOTAL : 99.7 m² (1,073 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Heathcote Primary School – 15min walk
Oakley Secondary School – 10min walk
Co-op – 15 min walk
Little Pioneers Nursery and Pre School – 15 min walk
Leamington Train Station – 7 min drive
M40 / A46 – 5 min drive

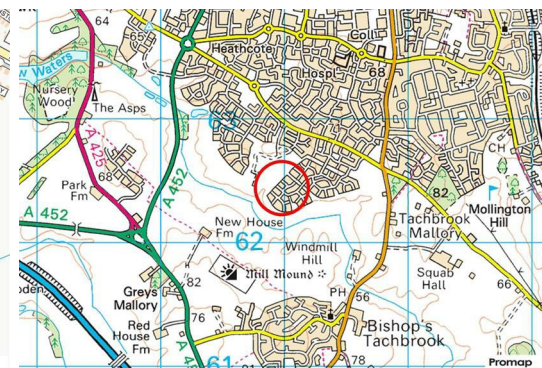


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- Built 2021 'Lanford' Design Taylor Wimpey
- Three Bedrooms
- Kitchen Diner
- En-Suite & Family Bathroom
- Close To Tachbrook Country Park

- Detached Home
- Lounge
- Utility & Guest WC
- Detached Garage & Parking
- Off Harbury Lane



LIONHEART AVENUE, LEAMINGTON

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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