



4 Simon Mews, Upper Lighthorne

Leamington Spa

Guide Price £300,000 - £315,000





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Upper Lighthorne, Leamington Spa

Modern three-bedroom semi-detached home in Upper Lighthorne with no onward chain, remaining NHBC warranty, kitchen diner, principal en-suite, low-maintenance garden and off-road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Guide price range £300,000-£315,000
- Three-bedroom semi-detached home in increasingly popular Upper Lighthorne
- Modern kitchen diner with integrated appliances
- No onward chain and remaining NHBC warranty included
- Principal bedroom with its own three-piece en-suite shower room
- Low-maintenance rear garden with patio, lawn and side access



Living Room

14' 1" x 12' 6" (4.30m x 3.80m)

Kitchen/Diner

15' 9" x 12' 10" (4.80m x 3.90m)

WC

6' 3" x 3' 3" (1.90m x 1.00m)

Master bedroom

12' 2" x 11' 2" (3.70m x 3.40m)

En-suite

5' 7" x 5' 7" (1.70m x 1.70m)

Bedroom 2

10' 10" x 9' 6" (3.30m x 2.90m)

Bedroom 3

11' 10" x 5' 11" (3.60m x 1.80m)





GARDEN

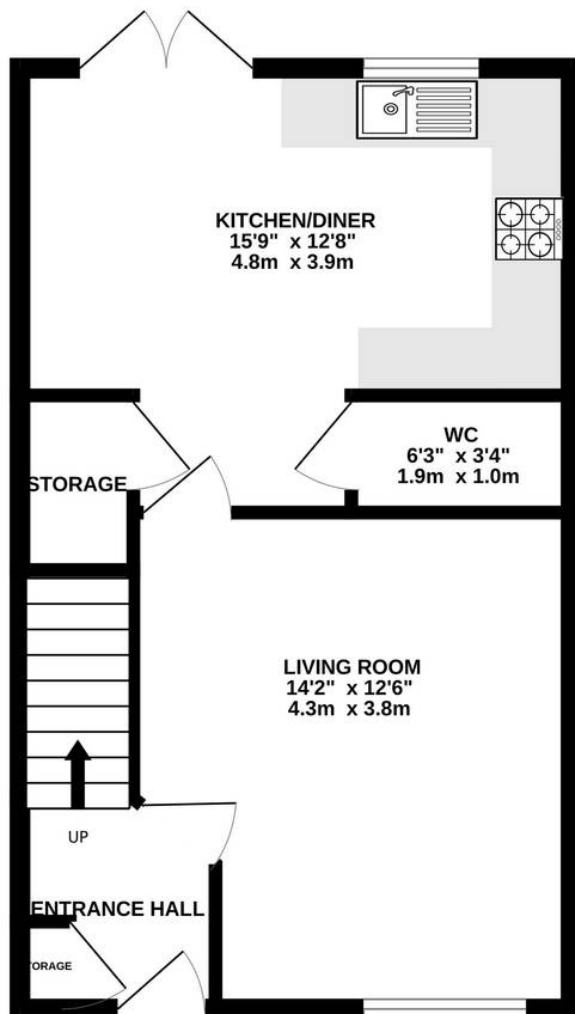
DRIVEWAY

1 Parking Space

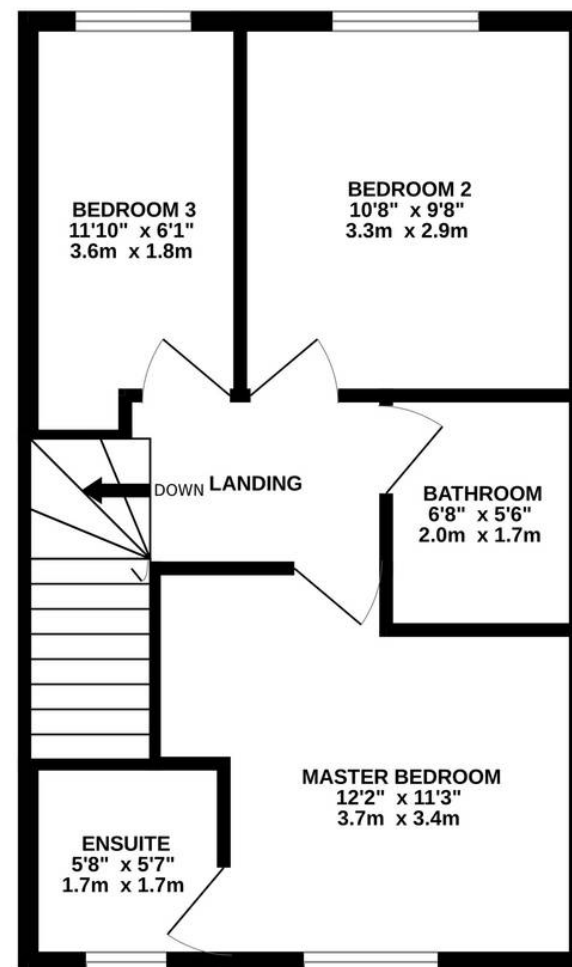




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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