ehB RESIDENTIAL

Your Property - Our Business

12, Lionheart Avenue, Leamington Spa

A most impressive much improved and extended AC Lloyd built detached family residence, providing exceptionally well appointed four bedroomed and two bathroomed accommodation on pleasant corner plot, within this high regarded South Leamington Spa location.

Lionheart Avenue

Forms part of the successful development built in 2017 by highly regarded local builders Messrs AC Lloyd. Being conveniently sited approximately a mile to the South of the town centre, close to a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. This particular development has consistently proved exceptionally popular since its original construction.

ehB Residential are pleased to offer 12 Lionheart Avenue which is an opportunity to acquire a most impressive, improved and extended detached family residence, which features an impressive attic conversion now providing four bedroomed and two bathroomed accommodation, and an exceptionally fitted dining/kitchen, detached garage and ample additional parking. A notable feature of this impressive property is the incorporation of "Smart" heating, air conditioning, blinds and lights which are understood to be void or mobile phone activated.

The property occupies a pleasant corner position which overlooks an open green area, and has been maintained by the present owners to an exceptionally high standard throughout. Only internal inspection of this quite exceptional property, which features levels of technology rarely attained, can truly justify our very highest recommendation.

In detail the accommodation comprises:-

Ground Floor Open Porch

Entrance Hall

With staircase off, with balustrade, high quality wood effect flooring, radiator, downlighters.

Cloakroom/WC

With understairs cupboard, low flush WC, vanity unit

incorporating wash hand basin, with mixer tap and attractive timber strip panelling over, radiator, wood effect flooring, spotlights and extractor fan.

Through Lounge
18'4" x 9' (5.59m x 2.74m)
With windows to two aspects and radiator.

Comprehensively Fitted Dining/Kitchen
20' x 12' (6.10m x 3.66m)
With extensive range of attractive gloss white fronted base cupboard and drawer units, complementary work surfaces, tiled splashback, generous amount of high level cupboards, single drainer, one and a half bowl stainless steel sink unit with mixer tape, windows to two aspects including French doors to rear garden, further matching high level tall boy units incorporating two ovens, fridge freezer, built-in four ring hob unit with extractor hood, built-in dishwasher, radiator, downlighters.

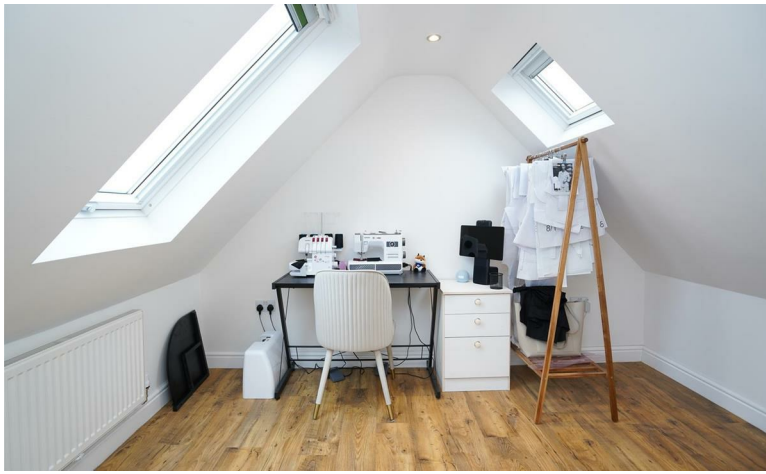
Boiler Cupboard
Containing Worcester Bosch combination gas fired central heating boiler, quality wood effect flooring and downlighters.

Utility Room
5'3" x 6'3" (1.60m x 1.91m)
With base cupboard and drawer units, complementary rolled edge work surfaces, single drainer stainless steel sink unit, tiled splashbacks, high level cupboards, appliance space, plumbing for automatic washing machine, matching flooring, part glazed panelled rear door, downlighters.

Stairs and Landing
With balustrade, radiator.

Master Bedroom
11'9" x 9' (3.58m x 2.74m)
With two double built-in wardrobes, hanging rail, shelves, further double built in wardrobe with hanging rail, shelf, mirrored doors, air conditioning unit, window with electric blind and views towards an open green area, slatted timber wall feature,

En-suite Shower Room/WC
9'6" x 6'3" (2.90m x 1.91m)
With chrome heated towel rail, low flush WC, vanity unit with wash hand basin, mixer tap, oversized tiled shower cubicle



with integrated shower unit, sliding shower screen, high quality flooring.

Bedroom Two
10'6" x 10'3" (3.20m x 3.12m)
With windows to two aspects, radiator.

Bedroom Three
10'9" x 9' (3.28m x 2.74m)
With air conditioning unit, radiator.

Bathroom/WC
6' x 5'9" (1.83m x 1.75m)
With white suite comprising panelled bath, with mixer tap shower attachment, tiled splashbacks in shower area, with shower screen, low flush WC, pedestal basin, mixer tap, chrome heated towel rail, tile effect flooring, extractor fan.

Stairs and Second Floor Landing
With access to storage facilities within the eaves, leading to...

Bedroom Four with Dressing Area
8' x 10'6" (2.44m x 3.20m)
With wood effect flooring, radiator, Velux window.

Access to Dressing Area
9' x 10'6" (2.74m x 3.20m)
With Velux window, radiator.

Outside (Front)
The property occupies a pleasant corner position overlooking an open green area, to the front is railed with gravelled area, and driveway providing ample off-road parking for two cars, leading to the...

Detached Garage
17' x 10' (5.18m x 3.05m)
With up-and-over door, electric car charger, power point, light and personnel door.

Outside (Rear)
The rear garden is principally laid to lawn with paved patio, raised flower beds, bounded by close boarded fencing.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available

in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

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 including 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.

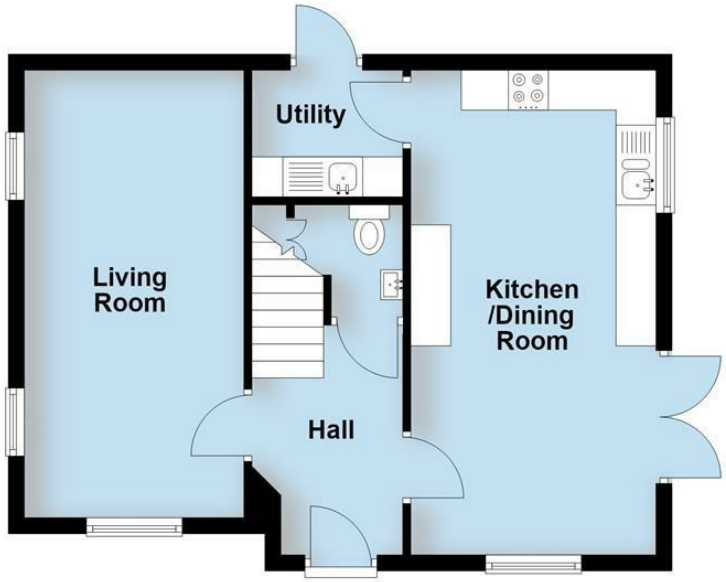
Council Tax

Council Tax Band E.

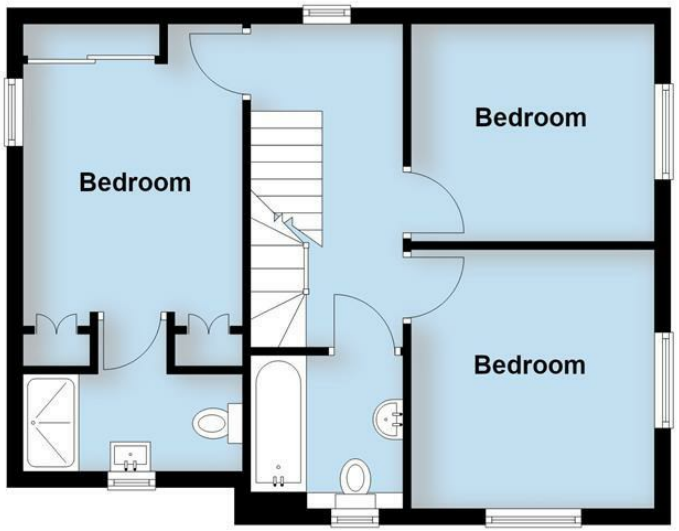
Location

CV33 9SW

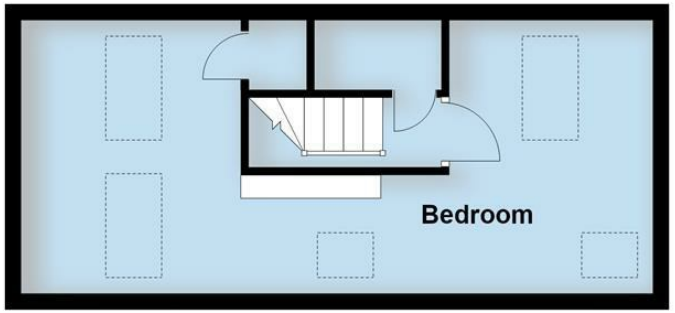
Ground Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.5 sq. feet)



Second Floor
Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 sq. feet)

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

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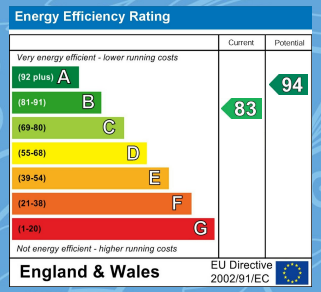

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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