



Peter Clarke



2 The Grove, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, CV33 9FG

- Immaculately presented and well maintained semi-detached property
- Desirable location close to amenities and schools
- Two double bedrooms
- Family bathroom and En-Suite Shower Room
- Open plan Kitchen/Dining Room
- Guest Cloakroom
- Sitting Room
- Single Garage and Driveway parking
- 4 years remaining NHBC



Offers Over £325,000

This beautifully presented two-bedroom, two-bathroom semi-detached property is ideally located in a highly desirable modern development. It boasts a bright and spacious Sitting Room leading to a modern, fully-fitted open plan Kitchen/Dining Room. There is also a guest Cloakroom to the ground floor. Upstairs, two generously sized bedrooms include a main bedroom with en-suite shower room, while a sleek family bathroom completes the upper floor. Outside, there is a good-sized garden, along with driveway parking for two cars and a single garage. Perfect for professionals, small families, or downsizers, this stylish home combines contemporary living with comfort and convenience. Built just a few years ago, this exceptional home still benefits from 4 years of NHBC warranty, offering peace of mind for its new owners.

ENTRANCE HALL

GUEST CLOAKROOM

With low level WC and wash hand basin.

OPEN PLAN KITCHEN/DINING ROOM

Having a range of base and wall mounted units in a muted pallet with complementary work surfaces, four ring gas hob, extractor fan, integrated dishwasher, fridge freezer, microwave and washing machine. There is a single drainer stainless steel sink unit, Karndean flooring and window overlooking the garden. Dining Area - there is space for a dining room table and chairs and double patio doors leading to patio area and garden.

SITTING ROOM

A light and bright room with Karndean flooring window to front and side, useful storage cupboard and stairs rising to:

FIRST FLOOR

MAIN BEDROOM

Having a built in wardrobe and two windows to the front. Door leading to:

EN-SUITE SHOWER ROOM

Having a double shower with low level WC, wash hand basin and window to side.

DOUBLE BEDROOM

Having two windows overlooking the rear garden.

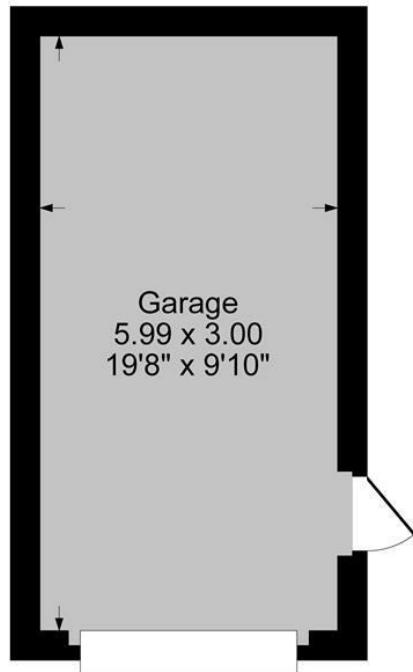




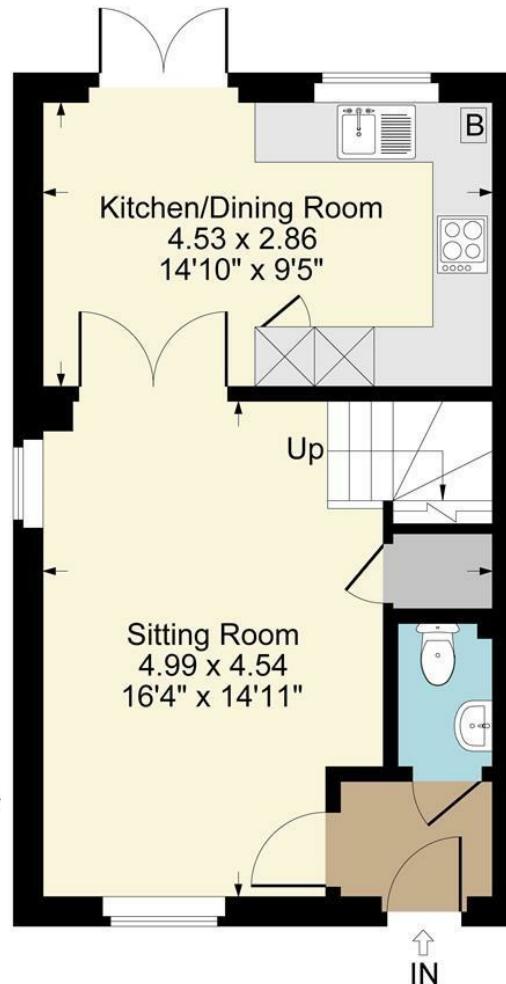
2 The Grove, Lionheart Avenue, Leamington Spa

Approximate Gross Internal Area
Ground Floor = 36.24 sq m / 390 sq ft
First Floor = 36.24 sq m / 390 sq ft
Garage = 17.97 sq m / 193 sq ft
Total Area = 90.45 sq m / 973 sq ft

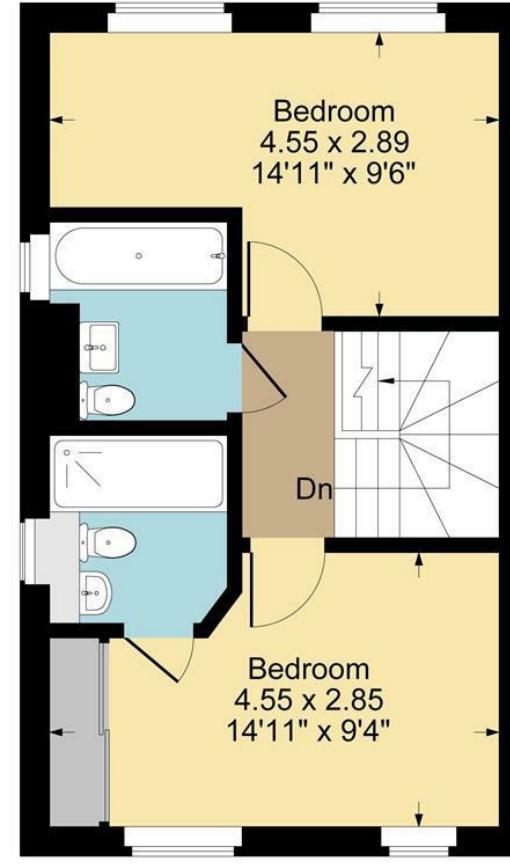
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor



FAMILY BATHROOM

Having a white suite with bath, shower over, low level WC and wash hand basin.

OUTSIDE

GARDEN

There is a patio area laid to paving slabs and the rest of the garden is laid to lawn. There is a personal door providing access to the garage and a gate leading through to the driveway and front access to the garage.

DRIVEWAY PARKING

Leading up to the single garage is a tarmacadam driveway with parking for two cars and access to the Single Garage

SINGLE GARAGE

With personal door to side accessed from the garden. Up and over garage door, power and light.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electricity, drainage and gas are connected to the property. However, this must 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 C

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 Agents.

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 or 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

