FOR SALE



Lionheart Avenue, Bishops Tachbrook, Leamington Spa
£500,000

MARTIN&CO

Lionheart Avenue

- **Four bedrooms**
- **Spacious kitchen dining room**
- **Downstairs cloakroom**
- **Primary bedroom with en-suite**
- **Hammonds fitted wardrobes throughout**
- **Large rear garden**
- **Garage and off road parking**
- **Within NHBC warranty**

An impressive four bedroom detached family home, situated within a highly desirable development, conveniently located for local amenities, schools and a nearby country park.

The well presented accommodation comprises a welcoming entrance hallway, spacious lounge, stylish open plan kitchen/diner overlooking the rear garden, separate utility room, guest cloakroom and a versatile ground floor fourth bedroom with fitted Hammonds furniture.

To the first floor are three further generous double bedrooms, all benefiting from fitted Hammonds furniture, with an en-suite shower room to the principal bedroom and a contemporary family bathroom. A fully boarded loft provides additional storage.

Externally, the property enjoys a generous, well maintained rear garden, detached single garage and driveway parking for two vehicles.

An excellent family home combining spacious accommodation, quality fittings and a sought-after location.







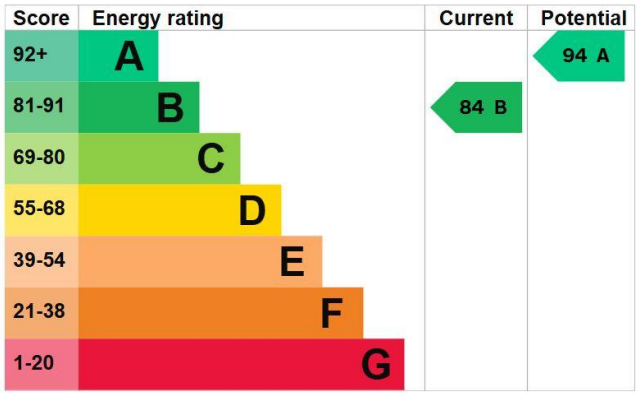
Entrance Hallway
Lounge
Bedroom Four / Study
Kitchen Dining Room
Utility Room
Downstairs
Landing
Primary Bedroom
En-Suite
Bedroom Two
Bedroom Three
Bathroom
Outside
Rear Garden
Parking Driveway
Garage Detached

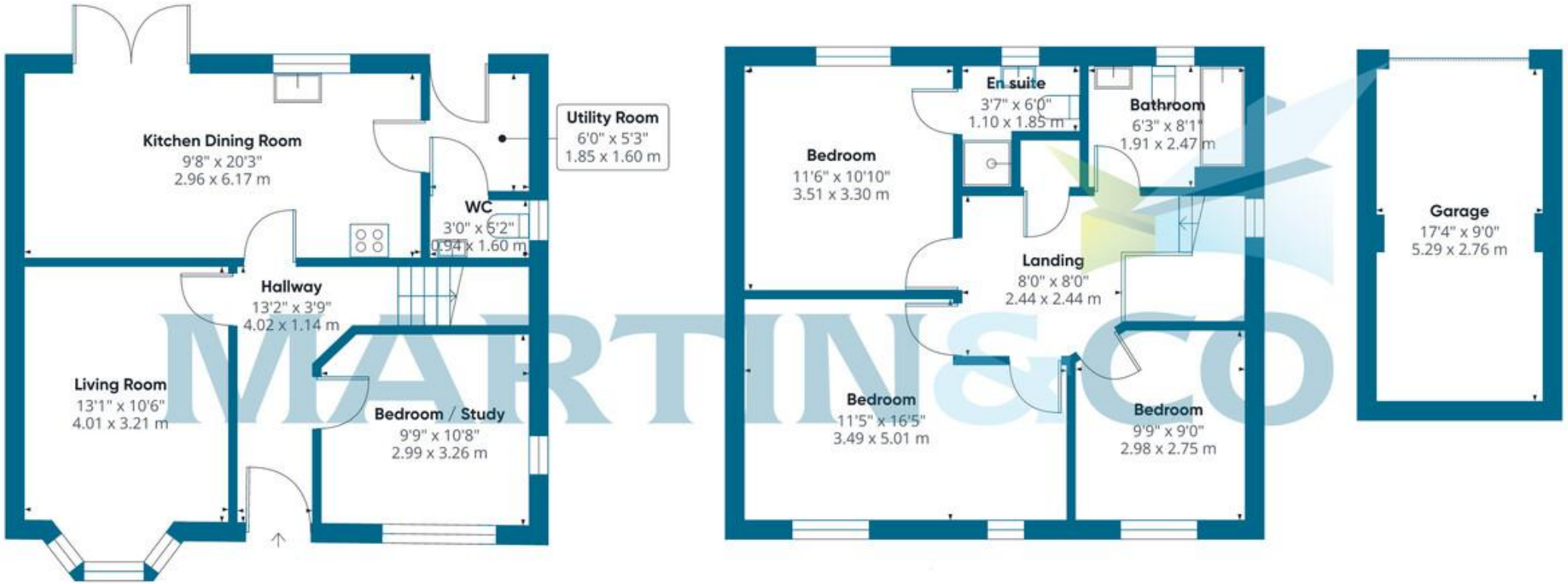
Estate Charge - We understand from our sellers that there is an annual management fee of £180.











MARTIN&CO

Approximate total area

1290 ft²

119.9 m²

Martin & Co Leamington Spa
38 Hamilton Terrace ● Holly Walk ● Leamington Spa ● CV32 4LY
T: 01926 889 054 ● E: leamingtonspa@martinco.com

01926 889 054
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman