



Horton Drive,
UPPER LIGHTHORNE, CV33 8AH

Nathaniel Cleaver
The **Leamington Spa** Property Expert





**MODERN SEMI DETACHED PROPERTY
SET IN POPULAR LOCATION AND CLOSE
TO ALL LOCAL AMENITIES, JLR, Aston
Martin & M40.**

Property at a glance

Modern Semi Detached Home

Three Bedrooms

Living Room & Kitchen / Dining Room

Family Bathroom, En Suite To Master & Downstairs WC

Driveway Parking For Two Cars

Enclosed Landscaped Rear Garden With Side Access

Well Presented Throughout

Close To Schools, Parks, Dog Walks, JLR, M40 etc.

EPC Rating – B





This property was built just over three years ago so has over 6 years of its NHBC remaining and is ideally located for Leamington Spa, Warwick, Banbury and Stratford Upon Avon and is a stone's throw from Jaguar Land Rover and Aston Martin.

The property is ideal for a first time buyer's, a family or an investor and is ready to move straight into.

In brief on the ground floor the property comprises of; entrance hallway, living room, WC and under the stairs storage cupboard and kitchen / dining area with direct access to the enclosed rear garden.

Upstairs you have a very good sized master bedroom that benefits from built in wardrobes and en suite shower facilities, it has two further bedrooms and there is a white modern family bathroom suite with shower over bath.

Further benefits include a well presented rear garden which is mainly laid to lawn with a patio area and driveway parking to the front for two cars, it is double glazed throughout and gas centrally heated.

Tenure - Freehold.

CALL NOW TO BOOK YOUR VIEWING!



“For me this property is very well presented throughout and ready to move straight into. It is also set in a popular location.”

The Seller's View

"We love the garden, it's very sunny and we enjoy most of the sunny summer months playing in the garden with our children.

In fact, the whole house is generally very bright and airy throughout.

We bought the house due to its location and the fact there is so much planned for the immediate area in the next few years like a Co Op, public house, doctor's surgery and school and the fact it is very easily commutable to Leamington, Warwick, Stratford upon Avon & Banbury."



"Our favourite part – The garden"

Services

Mains water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Stratford District Council
Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

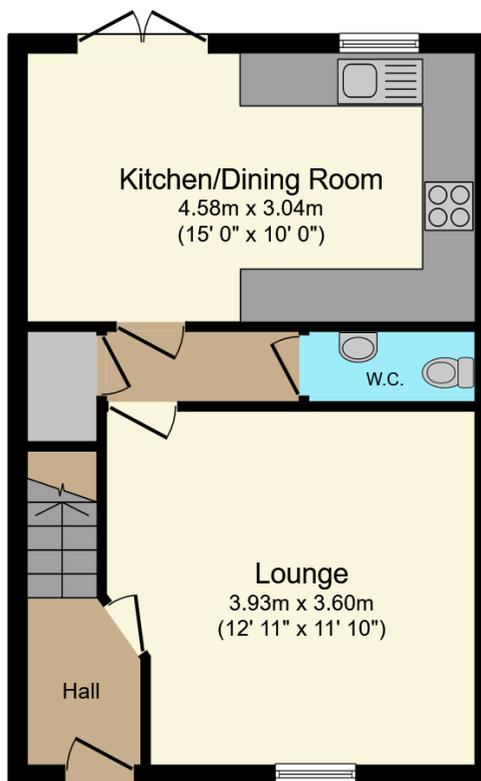
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

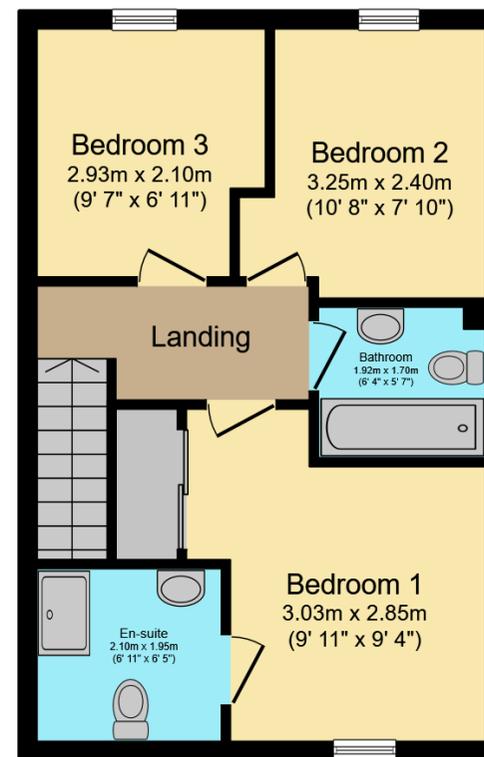
Amenities/Distances

The property is close to shops, school, parks as well as all transport links..



Ground Floor

Floor area 41.0 sq.m. (441 sq.ft.)



First Floor

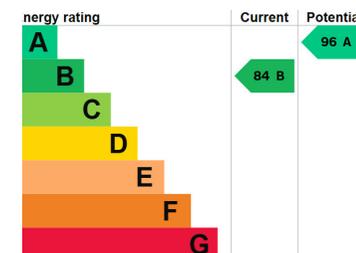
Floor area 41.0 sq.m. (441 sq.ft.)

Total floor area: 82.0 sq.m. (883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Upper Lighthorne

Outline planning permission for the Upper Lighthorne development was granted in 2016. This incorporates a village centre, including primary school, community hub, health centre, retail and other services.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



Scan QR code to
to follow me on
social media

