



Connells

Lionheart Avenue
Bishops Tachbrook Leamington Spa

Lionheart Avenue Bishops Tachbrook Leamington Spa CV33 9SW

for sale offers over
£425,000



Property Description

Built in 2018 by Taylor Wimpey to their popular 'Lanford' design, this beautifully presented three-bedroom detached home enjoys a prime position within the sought-after Meadowsweet Farm development and remains covered by the NHBC warranty.

Situated close to the picturesque Tachbrook Country Park, with its beautiful walking routes and open green spaces, the property offers modern family living in a highly desirable location.

The accommodation comprises a welcoming entrance hallway, a spacious lounge and a superb open-plan kitchen/dining room, creating the ideal space for both everyday family living and entertaining. High-quality Amtico flooring runs throughout the ground floor accommodation, excluding the cloakroom/WC, adding a stylish and practical finish. Further benefits include a utility room and a convenient cloakroom/WC. To the first floor are three well-proportioned bedrooms, all featuring quality fitted Hammonds wardrobes. The principal bedroom benefits from a contemporary en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.

Outside, the property offers driveway parking for two vehicles in tandem leading to a garage. To the rear is a beautifully landscaped garden, providing an excellent outdoor space for relaxing, entertaining and family enjoyment.

Location

The location is exceptionally convenient, with Tachbrook Country Park right on the

doorstep, Nuffield Health & Fitness and the highly regarded Oakley School all within walking distance. Commuters are well served by easy access to the M40 motorway and Leamington Spa train station.

Approach

Set back from the road behind the fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, bespoke Hammonds storage cupboard, a radiator, Amtico flooring and doors to the lounge, kitchen diner and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and partly tiled walls.

Lounge

Spacious, light and airy lounge consisting of Amtico flooring, a radiator and a double glazed window to front elevation.

Kitchen/Diner

Fitted with wall and base units with complementary work surfaces and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include a Zanussi double electric oven, AEG electric hob with AEG cooker hood over, an AEG dishwasher and a fridge/freezer. Housing the gas central heating boiler and comprising Amtico flooring, a radiator, a door to the utility, a double glazed window to rear elevation and

double glazed French doors leading out to the garden.

Utility Room

Fitted with base units and complementary work surfaces over and upstand. With an integrated AEG washing machine.

First Floor

Landing

The stairs lead from the hallway. There is a radiator, access to the loft and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom benefitting from Hammonds fitted wardrobes, a radiator, two double glazed windows to front elevation and a door to;

En-Suite

White three piece suite fitted with a wash hand basin, shower cubicle and a low level W.C. Having partly tiled walls, a fitted towel rail and an extractor fan.

Bedroom Two

Double bedroom with Hammonds fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Three

Having a Hammonds fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, a fitted towel rail and an extractor fan.

Outside

Rear Garden

Private and beautifully maintained garden, being mainly laid to lawn and fence enclosed, with a patio area, planted borders, gated side access and a courtesy door into the garage.

Parking

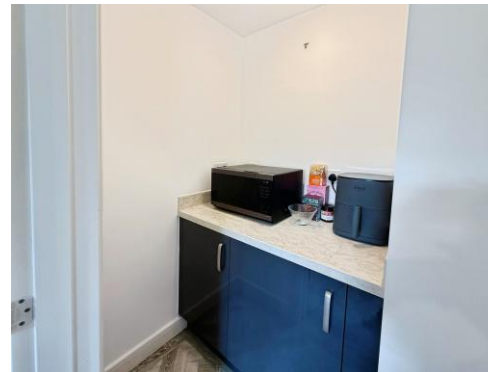
Driveway providing off road parking for two cars in tandem.

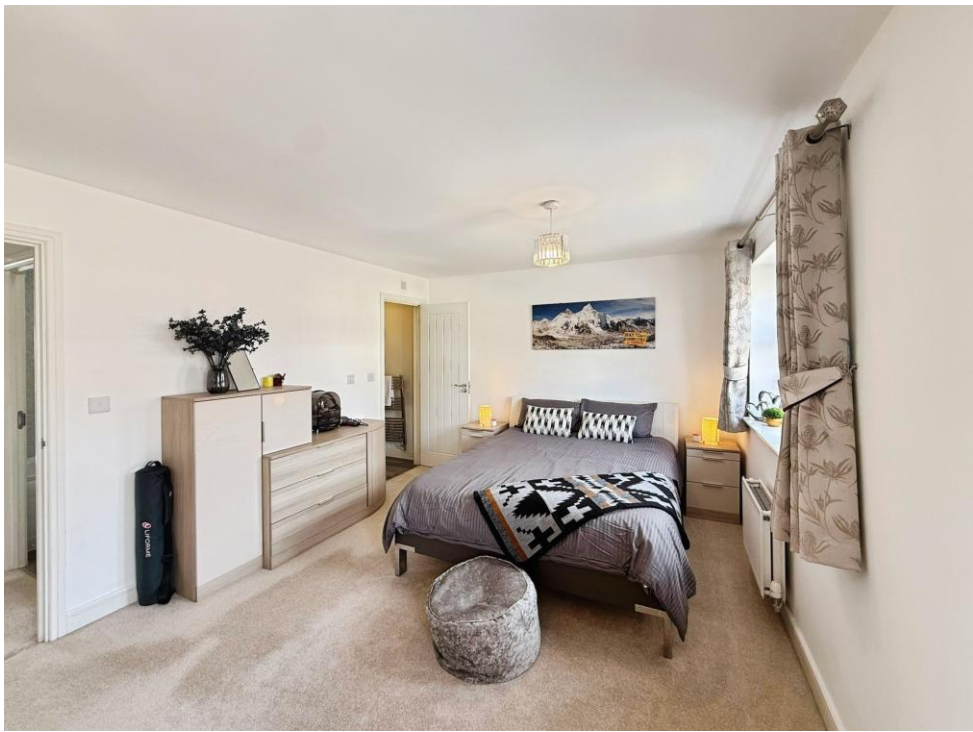
Garage

Single garage with an up and over door and a door to side elevation.

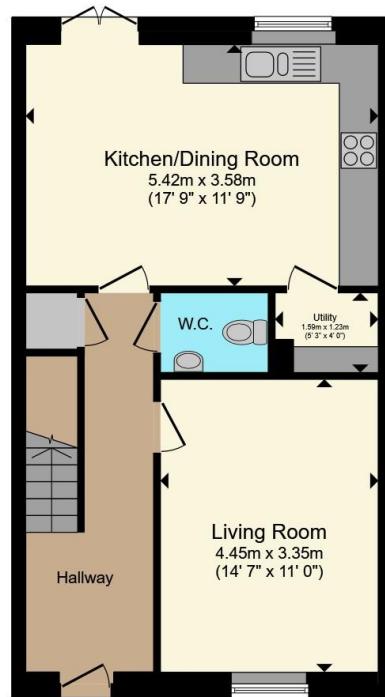
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

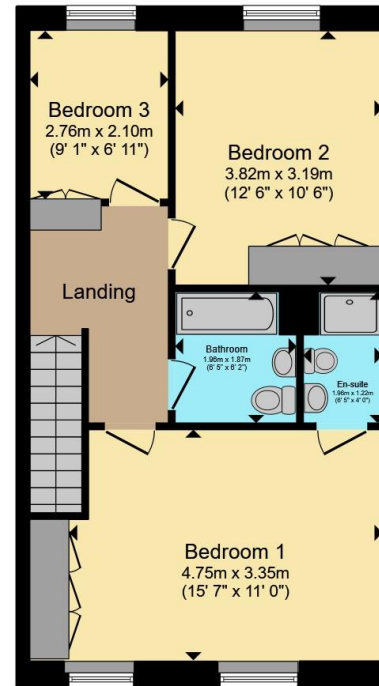




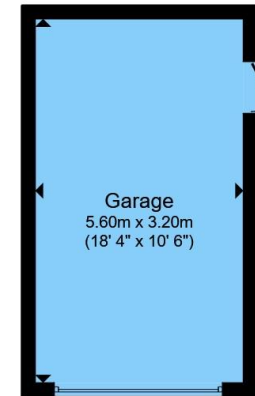




Ground Floor



First Floor



Garage

Total floor area 126.8 m² (1,365 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.io

Connells

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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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