



## LIONHEART AVENUE, BISHOPS TACHBROOK

complete   
SALES & LETTINGS



**RED LINES ARE GUIDANCE ONLY- PLOT COULD VARY**



A beautifully presented semi at home built by the Premier builders Taylor Wimpey to the Beauford design in 2018 on the Meadowsweet Farm Development in Bishops Tachbrook, just off Harbury Lane. This Popular design starter home comprises of entrance hall, living room, guest WC, fitted kitchen diner, two spacious double bedrooms, ensuite to the principal bedroom and a family bathroom. The property comes with two parking spaces to the side which creates a larger rear landscaped garden. Located off the Harbury Lane, good proximity to Jaguar Land Rover, the M40, the Leamington train station, and the new Oakley School!



It's in the details...

#### Hallway

A composite entrance door leads into the hallway, which has Amtico timber effect luxury vinyl tiled flooring, a radiator, a door through to the living room and a staircase to the first floor

#### Lounge

With a uPVC double glazed window to the front that has half height fitted shutters, a feature painted wall, a radiator and a door through to the kitchen.

#### Kitchen Diner

With timber effect Amtico Luxury vinyl tile flooring, a gloss grey fitted kitchen with brushed satin handles and squared edge modern darker worktops. There's a one-and-a-half bowl stainless steel sink with a mixer tap and a drainer. There is a fitted dishwasher, a fitted washer dryer, a pull-out ladder rack, a fitted fridge freezer and a double Zanussi oven. There is a four-ring gas hob with white glass splashback and an AEG extractor above. There is under-counter lighting, down-lighting, pendant lighting, a uPVC double glazed window and uPVC double glazed French doors with fitted blinds to the garden.

#### Guest WC

#### Landing

Well-appointed landing with carpet, a radiator and a loft hatch. There are doors to the two bedrooms and the bathroom.

#### Bedroom One

A double bedroom with a feature painted wall, triple wardrobes, a radiator, a uPVC double glazed window to the front and a door through to the en-suite.

#### En-Suite

A stylish en-suite which has a glass shower cubicle, a pedestal hand wash basin and a toilet. Tiling to water sensitive areas, a uPVC double glazed window, down-lights and an extractor.

#### Bedroom Two

A spacious double bedroom which is full width of the property and has a uPVC double glazed window with a great view of the garden and a view to farmers' fields.

#### Bathroom

Bathroom which has a bath of glass shower screen, a thermostatic mains shower, a pedestal hand wash basin with a chrome mixer tap, a radiator, tiling to water sensitive areas, down-lights and an extractor.

#### Rear Garden

The property has a good-sized rear garden which has been landscaped by the current owners to include an extended patio, trellis with stone walkway leading





to a circular stone patio, which is great for catching the sun. The garden has bark contour bedding, which is full of plants, flowers and small bushes. There is a perimeter of fencing and a gate to the driveway.

#### Front & Drive

There is an area lawn and evergreen bushes, with a pathway that leads to the tiled storm porch with an exterior light to the main front door. There is parking for two vehicles to the side.

#### Location

Meadowsweet Farm is a Taylor Wimpy development located off Harbury Lane in the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town.

Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the New Secondary School - Oakley School on your doorstep 10 minute walk. There are excellent transport links to the M40, JLR and within an easy drive to the Leamington Train Station 7 minute drive. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

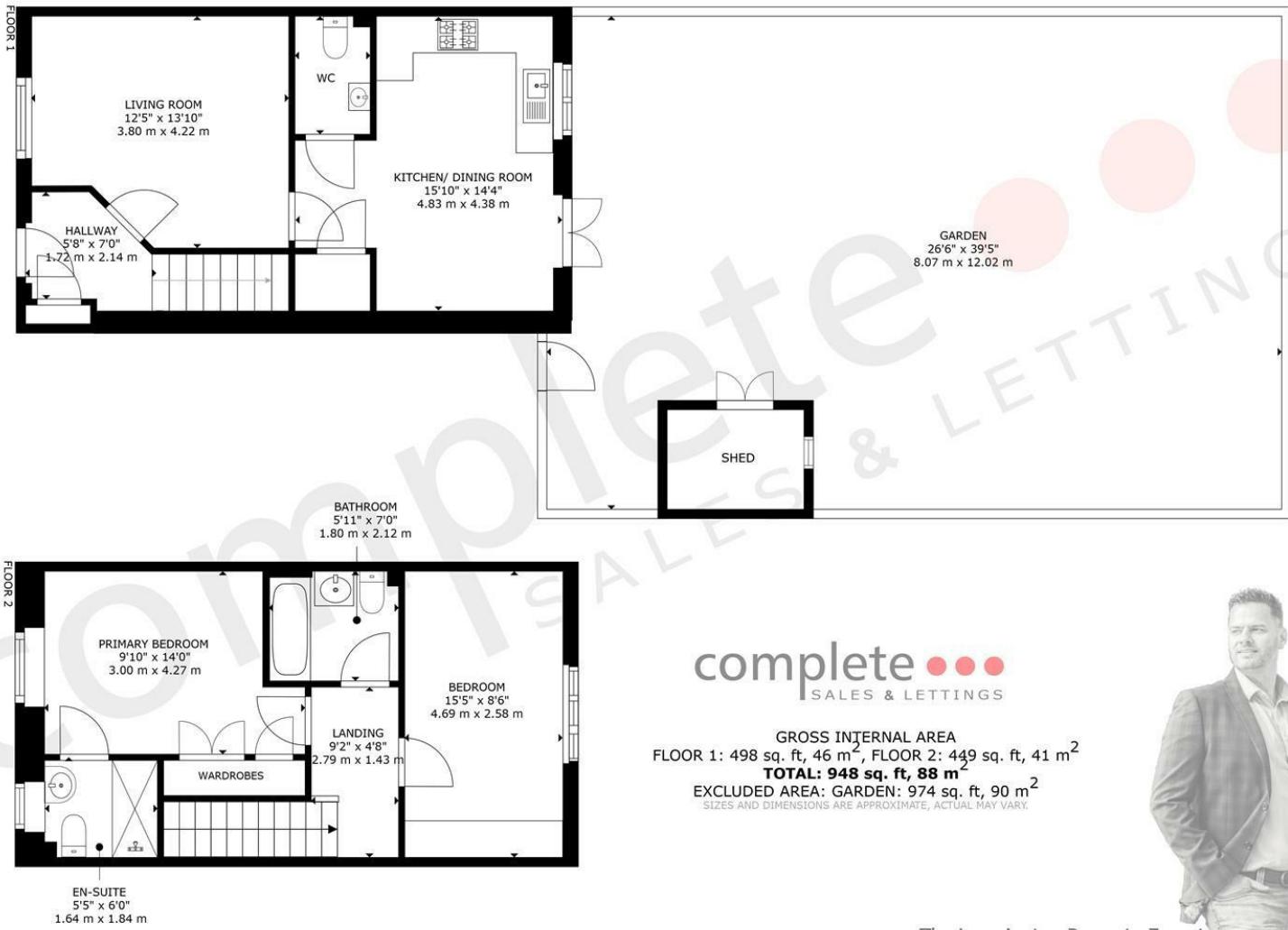
Heathcote Primary School – 15min walk

Oakley Secondary School – 10min walk

Co-op – 15 min walk

Little Pioneers Nursery and Pre School – 15 min walk





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**GROSS INTERNAL AREA**  
FLOOR 1: 498 sq. ft, 46 m<sup>2</sup>, FLOOR 2: 449 sq. ft, 41 m<sup>2</sup>  
**TOTAL: 948 sq. ft, 88 m<sup>2</sup>**  
EXCLUDED AREA: GARDEN: 974 sq. ft, 90 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



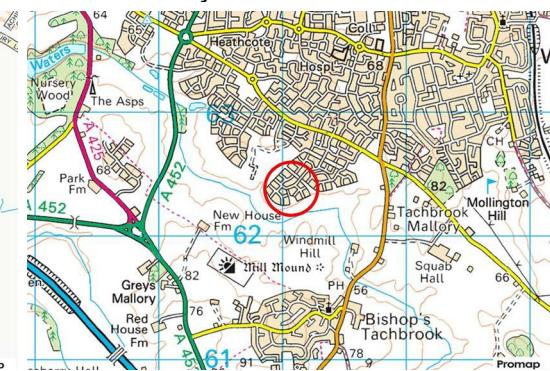
Leamington Train Station – 7 min drive  
M40 / A46 – 5 min drive





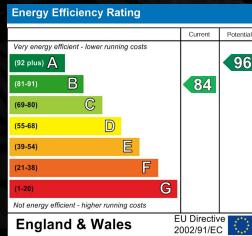
- Semi Detached
- Lounge
- Guest WC
- Two Parking Spaces & EV Charger
- Taylor Wimpey 'Beauford Design'

- Two Spacious Double Bedrooms
- Kitchen Diner
- En-Suite & Bathroom
- Large Landscaped Garden
- Close To Tachbrook Country Park



## LIONHEART AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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