



9 Horton Drive, Upper Lighthorne  
Leamington Spa

£375,000





## 9 Horton Drive

Upper Lighthorne, Leamington Spa

Modern three-bedroom detached home in Upper Lighthorne with en-suite, utility room, garage, south-east facing garden and EPC B. Ideal for families or couples seeking village living. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three-bedroom detached family home in popular Upper Lighthorne
- Generous principal bedroom with en-suite shower room
- Good-sized kitchen with integrated appliances and French doors to the garden
- Separate utility room and downstairs WC
- South-east facing rear garden with lawn and patio areas
- Garage plus driveway parking for two vehicles in tandem



### Living Room

17' 9" x 10' 10" (5.40m x 3.30m)

### Kitchen

17' 9" x 9' 6" (5.40m x 2.90m)

### Utility

7' 3" x 5' 11" (2.20m x 1.80m)

### WC

### Master Bedroom

13' 9" x 13' 1" (4.20m x 4.00m)

### En-suite

### Bedroom 2

10' 6" x 9' 6" (3.20m x 2.90m)

### Bedroom 3

9' 10" x 7' 3" (3.00m x 2.20m)

### Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)





## GARDEN

## GARAGE

Single Garage

## DRIVEWAY

2 Parking Spaces

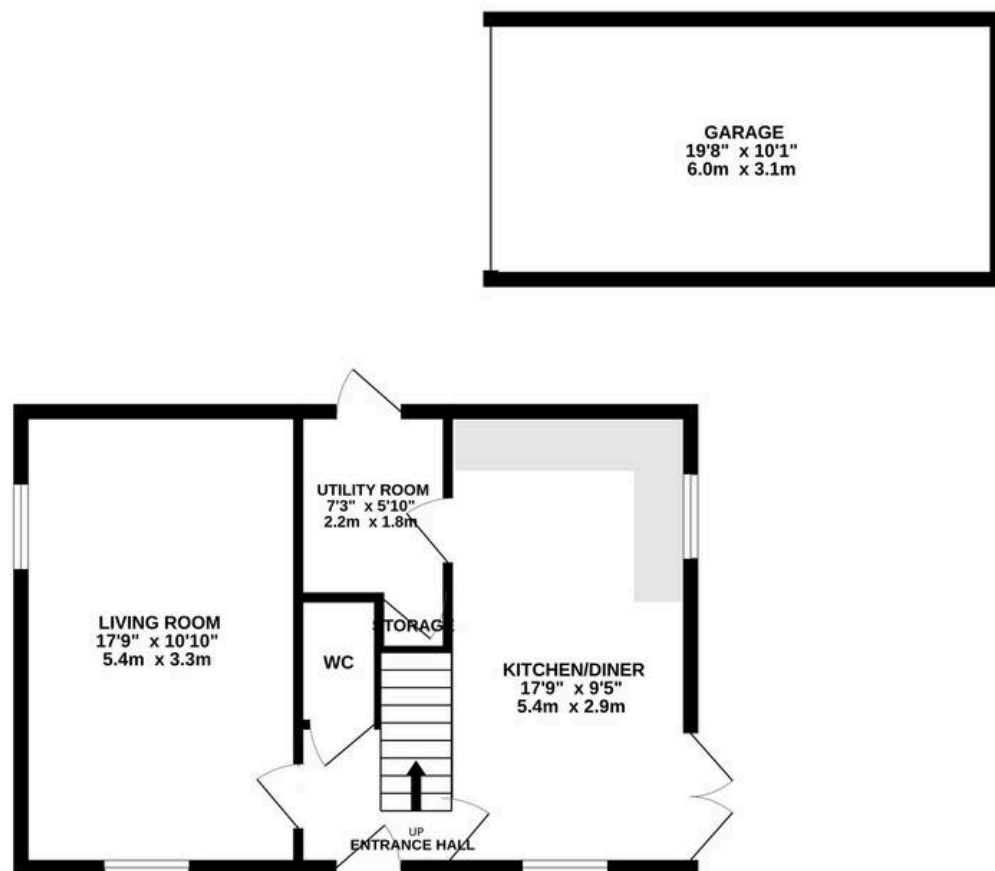
## EV CHARGING

1 Parking Space

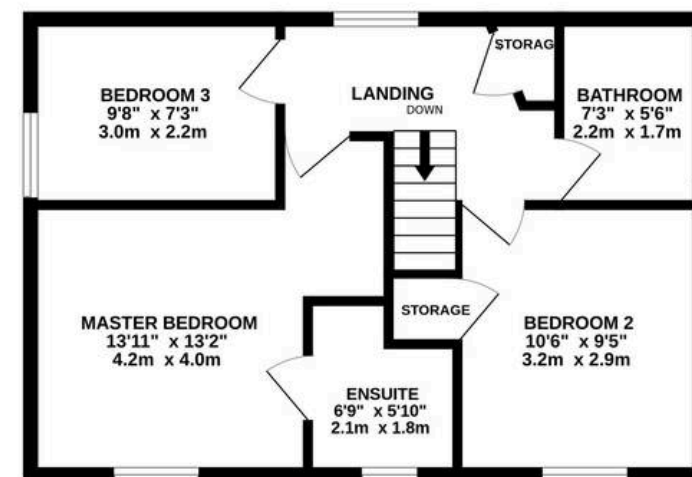




GROUND FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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