



Connells

Spinney Close Redlands Park
Lighthorne WARWICK

Spinney Close Redlands Park Lighthorne WARWICK CV35 0AQ

for sale offers over
£200,000



Property Description

This well-presented two-bedroom park home offers spacious and versatile living in a peaceful setting with delightful countryside views.

The accommodation includes a welcoming entrance hall with useful storage, leading to a modern kitchen/diner fitted with integrated appliances and ample natural light. The lounge is generously sized, featuring bow windows, an electric fire, air conditioning, and French doors opening onto a balcony.

The principal bedroom benefits from fitted wardrobes and an en-suite, while the second bedroom also includes fitted storage. A further room, currently used as a study, provides flexible additional space. A separate shower room completes the internal layout.

Externally, the property offers an ample driveway providing off-road parking for several vehicles, along with a paved patio and balcony area enjoying open countryside views

Introduction

Situated approximately 6 miles from the towns of Leamington Spa and Warwick and 13 miles from Stratford Upon Avon is the peaceful and tranquil Redland's Park Site in Lighthorne.

Lighthorne Village is conveniently situated for access to the M40 at nearby junction 12 and for the beautiful Avon Dassett hills.

Entrance Hall

A welcoming entrance hall featuring a door to the side elevation. The space provides access to the shower room, both bedrooms, a

study, and the kitchen/dining area. Additional benefits include loft access and two useful storage cupboards

Kitchen/Diner

The kitchen is fitted with a modern range of wall and base units complemented by work surfaces, incorporating a one-and-a-half bowl composite sink and drainer with tiled splashbacks. Integrated appliances include a washing machine and fridge freezer, along with an eye-level electric oven and electric hob with cooker hood over. A double-glazed window and door provide access to the side elevation within the kitchen area, while a bow window in the dining area offers additional natural light together with a radiator. A glazed door leads through to the lounge.

Lounge

A well-proportioned lounge featuring bow windows to both the front and side elevations. The room includes an electric fire, two radiators, and an air conditioning unit for year-round comfort. French doors to the rear elevation open out onto the balcony, providing an ideal space for relaxation.

Bedroom One

A spacious principal bedroom benefiting from a window to the side elevation and two windows to the rear, providing plenty of natural light. The room also features fitted wardrobes and access to an en-suite.

En-Suite

The en-suite comprises a shower cubicle, wash hand basin set within a vanity unit, and

a low-level WC, complemented by tiled splashback areas. Additional features include a heated towel rail, extractor fan, and an obscure double-glazed window to the rear elevation.

Bedroom Two

A well-proportioned bedroom featuring fitted wardrobes and a bow window to the side elevation.

Bedroom Three/Study

Currently utilised as a study, this versatile room features fitted office furniture, a radiator, and a window to the side elevation.

Shower Room

The shower room features a walk-in shower cubicle, wash hand basin set within a vanity unit, and a low-level WC. Additional benefits include a radiator, extractor fan, and a window to the side elevation.

Outside

Parking

The property benefits from an ample driveway to the side, providing off-road parking for several vehicles.

Garden

The property benefits from a paved patio and balcony area, enjoying delightful open countryside views and enhancing the peaceful setting of the home.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.









Total floor area 90.0 m² (969 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



To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating:
 Exempt

Tenure:

view this property online connells.co.uk/Property/WBE104176

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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