



**Connells**

White Lias Way  
Upper Lighthorne Leamington Spa



### Property Description

A stunning and beautifully presented extended four bedroom semi detached home, situated in the popular development of Upper Lighthorne. Built in 2025 and arranged over three spacious floors, this immaculate property has been thoughtfully enhanced by the current owners to create a stylish and versatile family home.

The ground floor offers a welcoming entrance hall, a convenient utility room and a downstairs cloakroom. The heart of the home is the open plan kitchen diner, perfect for modern living and entertaining. The space flows seamlessly into the newly added rear extension, forming a bright and elegant lounge overlooking the landscaped garden.

To the first floor are two well proportioned double bedrooms, including the principle bedroom featuring fitted wardrobes and a contemporary ensuite shower room. The second floor provides two further bedrooms along with a modern family bathroom, offering flexible accommodation for families, guests or home working.

Externally the property benefits from a private and beautifully landscaped rear garden, ideal for relaxation and outdoor entertaining. There is also a single garage and driveway parking for two vehicles in tandem.

This exceptional home is finished to a high standard throughout and must be viewed to be fully appreciated.

### Approach

The property is set back from the road behind the private driveway with a pathway to the front entrance.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in cupboard housing the central heating boiler, Karndean flooring and doors to the cloakroom, utility room and kitchen dining room.

### Utility Room

8' 9" x 6' 1" ( 2.67m x 1.85m )  
Fitted with base units and complementary work surfaces over. Having plumbing for a washing machine, Karndean flooring and a double glazed window to front elevation with fitted shutters.

### Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and Karndean flooring.

### Kitchen Diner

19' 10" max x 12' 8" max ( 6.05m max x 3.86m max )

Modern kitchen dining room fitted with a range of wall and base units with complimentary Quartz work surfaces over and upstand, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a dishwasher, a washer/dryer and a fridge/freezer. Comprising a breakfast bar, Karndean flooring and doors to the lounge.

### Lounge

12' 8" x 10' 4" ( 3.86m x 3.15m )  
Spacious, light and airy lounge consisting of Karndean flooring, a lantern roof and double glazed French doors leading to the garden.

## First Floor Landing

The stairs lead from the hallway. There is a radiator and doors to the master bedroom and additional bedroom. With stairs rising to the second floor.

## Master Bedroom

10' 8" to wardrobes x 9' 10" ( 3.25m to wardrobes x 3.00m )

Double bedroom benefiting from fitted wardrobes, a radiator, a double glazed window to rear elevation and a door to;

## En-Suite

Three piece suite fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to side elevation.

## Bedroom Two

12' 8" x 11' 9" max ( 3.86m x 3.58m max )

Double bedroom having a radiator and a double glazed window to front elevation with fitted shutters.

## Second Floor Landing

Having a radiator and doors to bedroom two and three as well as the family bathroom.

## Bedroom Three

11' 4" max with RHH x 12' 9" ( 3.45m max with RHH x 3.89m )

Double bedroom with a radiator and a double glazed skylight to rear elevation.

## Bedroom Four

8' 7" max into door recess x 12' 9" ( 2.62m max into door recess x 3.89m )

Double bedroom with a built-in storage cupboard, a radiator and a double glazed dormer window to front elevation.

## Bathroom

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 radiator and a double glazed window to side elevation.

## Outside

## Rear Garden

Private, beautifully landscaped patio garden with a courtesy French doors into the garage - a perfect space for outdoor relaxation.

## Parking

Driveway providing off road parking for two cars in tandem.

## Garage

21' 1" x 10' 5" ( 6.43m x 3.17m )

Having power, light, an electric roller door and French doors to the garden.

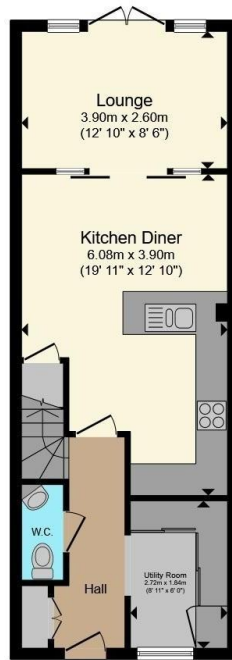
## Agent's Note

It is our understanding that the Property is not currently registered at the Land Registry which is the case with a significant proportion of land across England and Wales. A pending application has been submitted and can be expedited once a sale is agreed. Your Conveyancer will take the necessary steps and advise you accordingly.

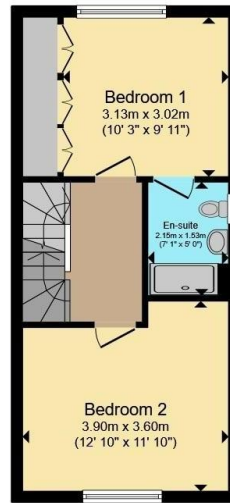




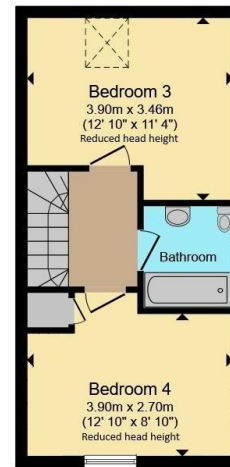




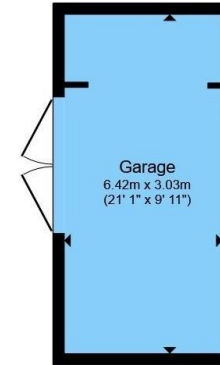
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 132.1 m<sup>2</sup> (1,422 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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