

12 Jones Grove, Upper Lighthorne

Leamington Spa

Guide Price £325,000

HAWTHORN & CO



12 Jones Grove

Upper Lighthorne, Leamington Spa

A lovely three-bedroom home in Upper Lighthorne, with a sociable kitchen/diner, cosy living room with media wall, established garden, en suite, utility room and two parking spaces with EV charging.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious open-plan kitchen and dining area, perfect for everyday family living.
- Beautifully established rear garden with mature planting, fruit plants and patio.
- Three well-proportioned bedrooms, including a principal bedroom with private en suite.
- Two off-road parking spaces with EV charging
- Separate living room featuring a stylish media wall and gas fire.







Living Room
17' 8" x 9' 11" (5.39m x 3.01m)

Kitchen / Diner
17' 8" x 9' 1" (5.39m x 2.78m)

WC

Master Bedroom
14' 0" x 13' 1" (4.27m x 3.99m)

Bedroom 2
9' 5" x 10' 3" (2.88m x 3.12m)

Bedroom 3
9' 0" x 7' 5" (2.74m x 2.25m)

Bathroom
5' 8" x 7' 1" (1.73m x 2.17m)

En-suite
6' 1" x 5' 9" (1.85m x 1.74m)







GARDEN

DRIVEWAY

2 Parking Spaces

EV CHARGING

1 Parking Space













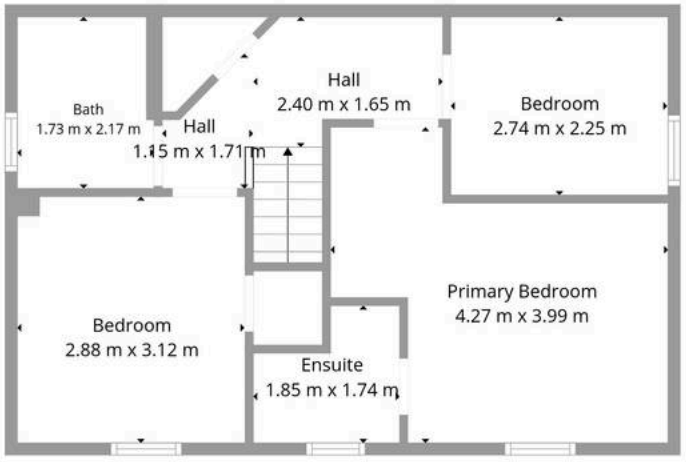
GARDEN

DRIVEWAY

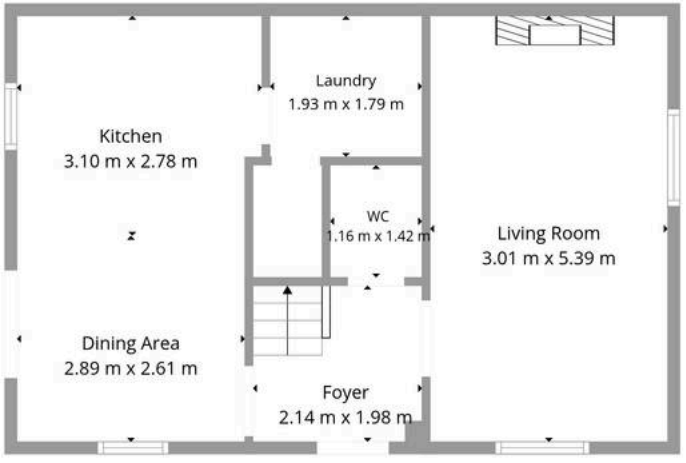
2 Parking Spaces

EV CHARGING

1 Parking Space



2nd Floor



1st Floor

TOTAL: 88 m2
1st floor: 44 m2, 2nd floor: 44 m2
EXCLUDED AREAS: WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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