



**Connells**

Lionheart Avenue  
Bishops Tachbrook Leamington Spa



## Property Description

An impressive 4 double bedroom detached home, positioned within a highly desirable development and conveniently located for local amenities and the nearby country park/schools.

The property welcomes you with an inviting entrance hallway leading to a generously sized lounge, ideal for both relaxing and entertaining. To the rear, an elegant open-plan kitchen diner enjoys views over the garden creating a bright and sociable heart of the home. The ground floor further benefits from a utility room, a stylish cloakroom and a versatile fourth bedroom with fitted Hammonds wardrobe and drawers.

The first floor offers three spacious double bedrooms, all enhanced by fitted Hammond wardrobes. The principle bedroom enjoys the luxury of a private ensuite shower room, while the remaining bedrooms are served by the contemporary family bathroom.

The loft has been fully boarded enhancing storage capacity further.

Externally the property boasts a generous and well maintained rear garden, a detached single garage and a driveway for two vehicles with additional street parking available.

This is an exceptional family home offering space, comfort and quality, set within a sought-after location ideal for modern living.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors off to the lounge, kitchen diner and fourth bedroom.

## Lounge

14' 10" max into bay x 10' 7" ( 4.52m max into bay x 3.23m )

Spacious, bay-fronted lounge with a radiator.

## Bedroom Four

9' 9" x 10' 8" max ( 2.97m x 3.25m max )

Consisting of Hammonds fitted wardrobes and drawers, an under stairs storage cupboard, a radiator and double glazed windows to front and side elevations.

## Kitchen Diner

20' 3" x 9' 6" ( 6.17m x 2.90m )

Modern, upgraded kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Integrated appliances include an electric oven, a gas hob with cooker hood over, a dishwasher and a fridge/freezer. Having a double glazed window to rear elevation, French doors leading to the rear garden and a door to;

## Utility Room

6' 2" x 5' 3" ( 1.88m x 1.60m )

Fitted with base units and work surfaces over, an integrated washing machine and space for a tumble dryer. Housing the central heating boiler, with a door to the cloakroom and the

rear garden.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to side elevation.

### First Floor

#### Landing

The stairs lead from the hallway. There is a built-in cupboard benefitting from Hammonds fitted shelves, access to the partly boarded loft via a ladder, a double glazed window to side elevation and doors to bedroom one, two and three, as well as the family bathroom.

#### Master Bedroom

11' 5" max x 9' 8" ( 3.48m max x 2.95m )

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

#### En-Suite

Modern, white three piece suite, fitted with a wash hand basin, shower cubicle and a low level W/C. Having a radiator and a double glazed window to rear elevation.

#### Bedroom Two

11' 6" x 16' 5" max ( 3.51m x 5.00m max )

Double bedroom having Hammonds over head and corner, fitted wardrobes, a radiator and two double glazed windows to front elevation.

#### Bedroom Three

9' 9" max x 9' 1" ( 2.97m max x 2.77m )

Double bedroom with Hammonds over hear

and corner, fitted wardrobes, a radiator and a double glazed window to front elevation.

#### Bathroom

Modern, white 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, an extractor fan and a double glazed window to rear elevation.

#### Outside

#### Rear Garden

Generous and beautifully maintained garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

#### Parking

Driveway providing parking for two cars.

#### Garage

Detached garage having power, light and an up and over door.

#### Agent's Note

We understand from our sellers that there is an annual management fee of £180.00.









**Ground Floor**



**First Floor**



**Garage**

Approx. Total floor area - 111 square metres

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: F

Tenure: Freehold

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