



LIONHEART AVENUE, BISHOPS TACHBROOK

complete ● ● ●
SALES & LETTINGS





A well-presented detached home built by Taylor Wimpey in 2018 to the Lanford design on the Meadowsweet Farm development in Bishops Tachbrook, just off Harbury Lane. With 2 years approx NHBC guarantee left. The property comprises of entrance hall, a guest WC, Hammonds innovative under-stairs shoe storage, a living room, a kitchen diner with fully fitted appliances and a utility. Upstairs are three bedrooms (all with fitted Hammonds wardrobes), an en-suite and the family bathroom. The property benefits from a detached garage & EV charging, front and rear gardens and three parking spaces. Well located for Tachbrook Country Park, which is right on the doorstep, Nuffield Health & Fitness and the new Oakley School within walking distance. Also great for the M40, Jaguar Land Rover, Aston Martin and the Leamington train station.



It's in the details...

Hallway

A painted door leads into the very spacious hallway, which has Amtico Signature herringbone pattern flooring with a central flower motif. There is a painted wall, down-lights, staircase leading to the first floor with new carpet and there is Hammonds fitted under the stairs shoe storage cupboards with pull-out shelving. There is a deep storage cupboard, doors through to the living room, dining kitchen and guest WC.

Guest WC

With a continuation of the luxury vinyl tile flooring, there is a pedestal wash basin with a mixer tap, a toilet, a radiator and an extractor.

Living Room

With a continuation of the Amtico luxury vinyl tile herringbone flooring, as a radiator and a uPVC double glazed window.

Dining Kitchen

Continuation of the herringbone flooring, dark grey gloss kitchen, with brushed chrome handles which includes a fitted dishwasher, intelligent pull-out corner racking, a double fitted oven and a fitted fridge freezer. There is an AEG induction hob with white splash-back and AEG extractor over. There is a white worktop, which includes a one and a half bowl stainless steel sink with mixer tap and drainer. There is a good sized area for a table, there is a double radiator, a cupboard housing the boiler, a uPVC double glazed window looking at the garden and uPVC double glazed French doors.



Utility

With a continuation of the herringbone flooring, there are gloss cupboard units, with brushed chrome handles which includes a fitted washing machine and the storage cupboard with square edge worktops. There is an extractor.



Landing

A carpeted landing has a loft hatch, down-lights, a radiator and doors through to the three bedrooms and family bathroom.

Bedroom One

A very spacious full-width master suite with two uPVC double glazed windows to the front, two radiators and stylish fitted Hammonds curved wardrobes. There is a door through to the en-suite.

En-Suite

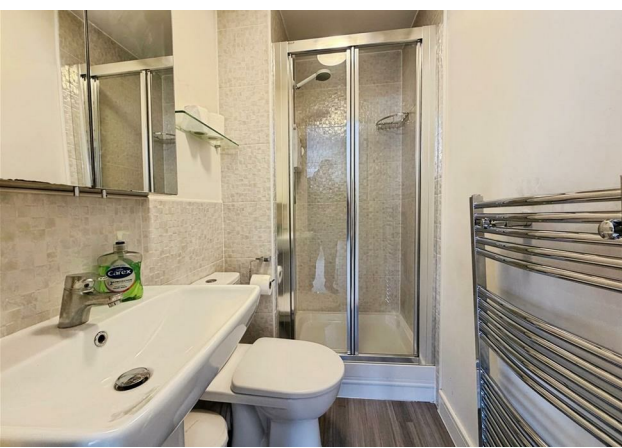
With a bi-folding glass door shower enclosure, which is tiled with mosaic effect tiling, an electric shower, a toilet, a pedestal hand wash basin with a mixer tap, a chrome towel radiator and an extractor.

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the garden. There is a radiator and Hammonds fitted curvature wardrobes.

Bedroom Three

A good size 3rd bedroom with Hammonds fitted wardrobes, a radiator and a uPVC double glazed window overlooking the garden.





Bathroom

Fitted with a bath with glass shower screen and a mixer tap, with a handheld shower attachment. There is a pedestal hand wash basin, with a chrome mixer tap, a toilet, a chrome towel radiator, an electric shaver point, an extractor and mosaic effect splash-back tiling.

Rear Garden

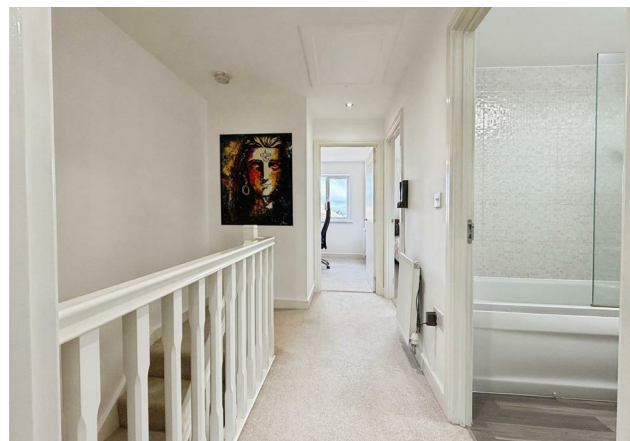
Landscaped rear garden, which has a circular lawn and a sandstone patio leading to the gate to the driveway. A sandstone pathway leads to the garage internal door. There is perimeter planting, with lots of evergreen. There is an outdoor tap and outdoor lighting and outdoor plug sockets.

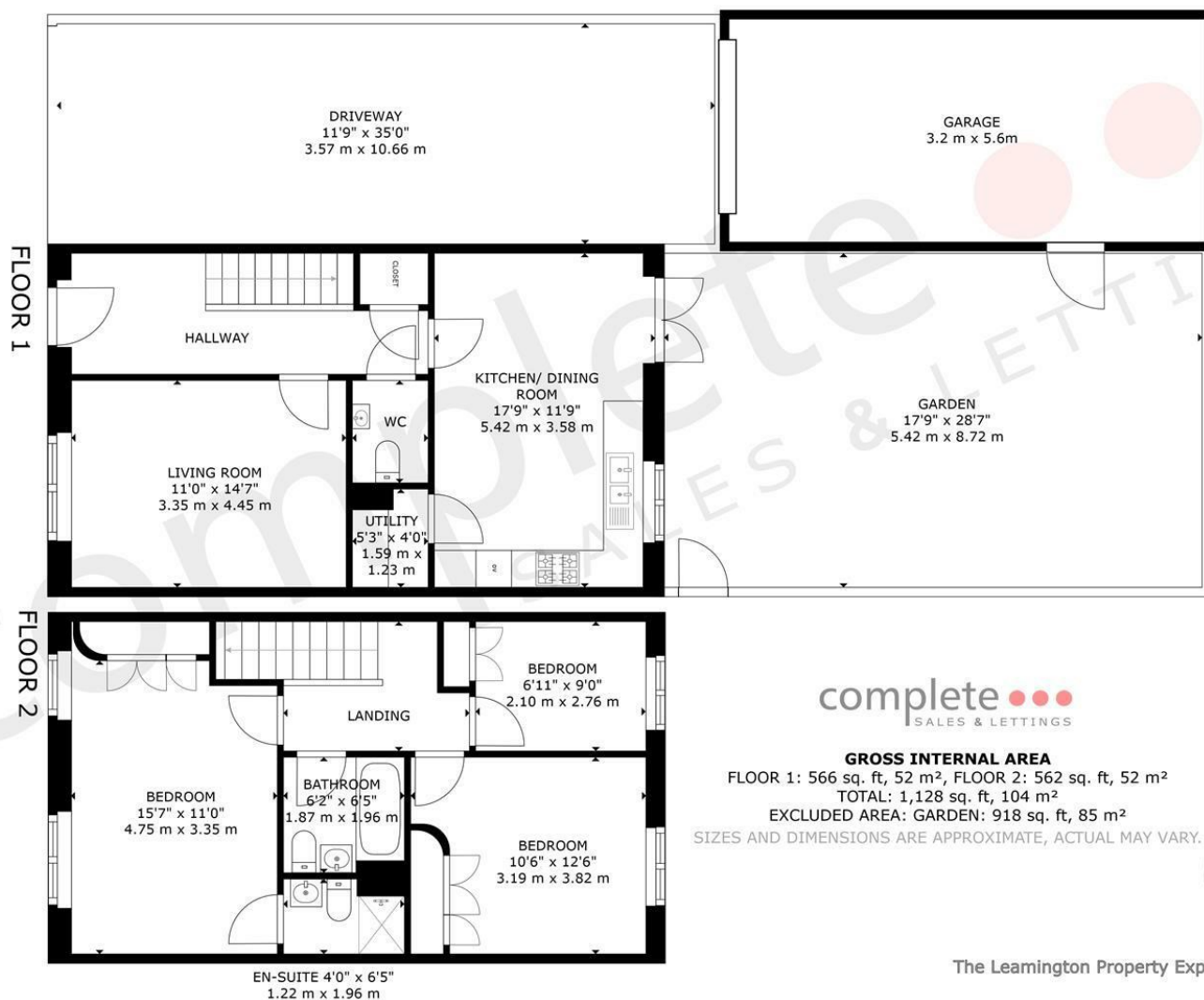
Garage (3.3m x 6m)

A wider than average brick-built detached up-and-over door garage, with eaves storage, power and lighting. Pedestrian glazed door to the garden. EV Charger.

Location

Meadowsweet Farm is a Taylor Wimpey development located off Harbury Lane in the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the New Secondary School - Oakley School on your doorstep 10 minute walk. There are excellent transport links to the M40, JLR and within easy drive to the Leamington Train Station 7 minute drive. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.





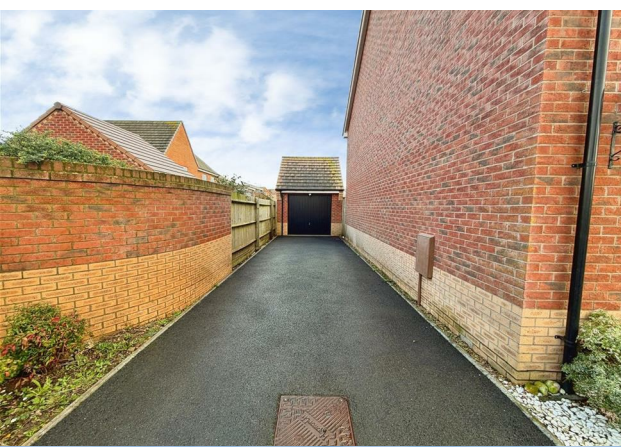
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GROSS INTERNAL AREA
FLOOR 1: 566 sq. ft, 52 m², FLOOR 2: 562 sq. ft, 52 m²
TOTAL: 1,128 sq. ft, 104 m²
EXCLUDED AREA: GARDEN: 918 sq. ft, 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

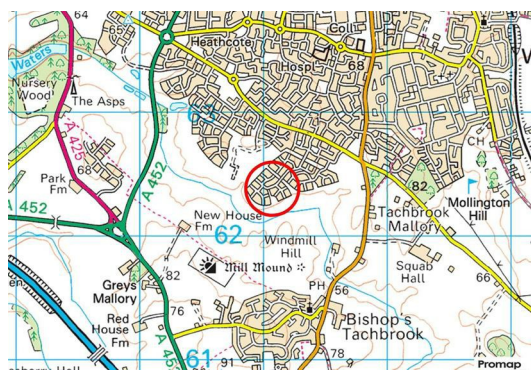
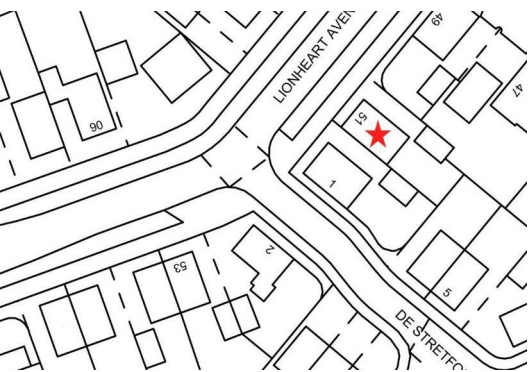


Heathcote Primary School – 15min walk
Oakley Secondary School – 10min walk
Co-op – 15 min walk
Little Pioneers Nursery and Pre School – 15 min walk
Leamington Train Station – 7 min drive
M40 / A46 – 5 min drive





- Built 2018 'Lanford' Design Taylor Wimpey
- Three Bedrooms
- Utility & Guest WC
- Wider Detached Single Garage, EV Charger & Parking
- Close To Tachbrook Country Park
- Detached Home
- Kitchen Diner & Living Room
- En-Suite & Family Bathroom
- South East Facing Garden
- Approx 2 years of NHBC warranty



LIONHEART AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
85	95

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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