



Connells

Stratford Road
Lighthorne Heath Leamington Spa



Property Description

A beautifully renovated two double bedroom end-terrace home situated in the popular village of Lighthorne, ideally positioned for easy access to JLR, Aston Martin and the M40—making it perfect for commuters and investors alike.

The accommodation begins with a welcoming entrance hallway, leading through to a dual-aspect lounge that offers plenty of natural light. To the rear is a recently updated kitchen/diner, providing a practical and stylish space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom finished to a high standard.

Externally, the property boasts a generous and private rear garden, ideal for outdoor dining or relaxation. Further benefits include solar panels and a ground source heat pump, enhancing the home's energy efficiency and reducing running costs.

This property represents an ideal first-time purchase or investment opportunity in a sought-after village location.

Approach

The property is set back from the road behind the lawned fore garden with a pathway leading to the front entrance,

Entrance Hallway

With stairs rising to the first floor and doors off to the lounge and kitchen diner.

Lounge

17' 7" x 9' 9" (5.36m x 2.97m)

Spacious dual aspect lounge comprising a radiator.

Kitchen Diner

15' 2" x 13' 9" (4.62m x 4.19m)

Recently renovated kitchen fitted with wall and

base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, electric hob and fridge/freezer, whilst providing space and plumbing for a washing machine. With a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. With doors to both bedrooms and the family bathroom.

Bedroom One

15' 2" x 9' 10" (4.62m x 3.00m)

Dual aspect double bedroom comprising a fitted wardrobe and radiator.

Bedroom Two

9' 4" plus door recess x 10' 6" (2.84m plus door recess x 3.20m)

Double bedroom benefitting from a fitted wardrobe, a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a W/C. Having partly tiled walls, a radiator, a double glazed window to rear elevation and a cupboard housing the heating system.

Outside

Rear Garden

Generous and private rear garden being mainly laid to lawn with a patio area - perfect for outdoor enjoyment and relaxation.

Parking

On street.





To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: B

view this property online [connells.co.uk/Property/SPA314921](https://www.connells.co.uk/Property/SPA314921)

Tenure: Freehold



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