



Connells

The Avenue
Lighthorne Heath Leamington Spa

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Lighthorne Heath Leamington Spa CV33 9DJ

for sale
£425,000



Property Description

Connells are delighted to present this beautifully appointed and immaculately maintained four-bedroom detached residence. Designed with modern family living in mind, the home features a contemporary fitted kitchen/dining room, Utility room, an elegant lounge, four well-proportioned bedrooms including an en-suite shower room to the principal bedroom, and a stylish family bathroom.

Outside, the property offers a generous enclosed rear garden, along with a detached garage and private driveway providing off-road parking.

Introduction

Lighthorne Heath offers excellent transport connections throughout the area with convenient access to the motorway network. The M40 is less than 2 miles away and provides routes to Oxford, Birmingham, Banbury and London among other popular destinations. Coventry can also be reached in just under 30 minutes via the A46. Leamington Spa train station is around a 15 minute drive away which serves a number of major destinations including Birmingham, London and Manchester. For those requiring international travel, Birmingham airport is just over 30 minutes away by car.

There are a number of well-regarded schools situated locally. For children of primary school age, Lighthorne Heath Primary School is within walking distance of home with further primary schools situated within a 10-minute drive. For those requiring secondary education, Kineton High School is less than 15 minutes away by car.

A major supermarket superstore can be found

within a 15-minute drive, whilst the local village shop offers day-to-day conveniences within easy walking distance.

Entrance Hall

A welcoming entrance hallway accessed via a door from the front elevation, providing access to the cloakroom, lounge, and spacious kitchen/dining room. The hallway also benefits from a useful storage cupboard, radiator, and staircase rising to the first floor.

Cloakroom

Fitted with a low-level WC and wash hand basin with tiled splashback. The room also benefits from a radiator and an obscure double-glazed window to the front elevation.

Lounge

A spacious and well-proportioned reception room featuring a radiator and a large double-glazed window to the front elevation with fitted blinds.

Kitchen/Diner

A modern, fully fitted kitchen offering a range of matching gloss wall and base units with complementary work surfaces, inset one-and-a-half stainless steel sink and drainer, integrated electric oven, cast-iron gas hob with splashback and extractor hood, along with an integrated dishwasher and fridge freezer. The room features ceiling downlighters and provides ample space for a dining area at one end, served by two radiators, double glazed window to the rear elevation, french door out to the rear garden and door through to Utility room.

Utility Room

fitted with a range of wall and base units with complementary work surfaces over, incorporating an inset stainless steel sink and drainer unit. There is space and plumbing for a washing machine, along with a wall-mounted central heating boiler. A door to the side elevation provides convenient external access.

Landing

The first-floor landing provides access to the loft via a hatch and leads to the airing cupboard, all bedrooms, and the family bathroom.

Bedroom One

Bedroom one is a generous and well-presented double room, featuring a radiator and double glazed window to the front elevation. A door leads through to the en-suite;

Ensuite

A partly tiled en-suite fitted with a modern white suite, comprising a wash hand basin, low-level WC, and a shower enclosure. The room also includes a radiator, extractor fan and ceiling spotlights, along with an obscure double glazed window to the front elevation providing natural light while maintaining privacy.

Bedroom Two

Bedroom two is a well-proportioned double room, featuring a radiator and a double glazed window to the rear elevation.

Bedroom Three

Having a radiator and a double glazed window to the front elevation.

Bedroom Four

Having a radiator a double glazed window to the front elevation.

Bathroom

A partly tiled bathroom fitted with a modern white suite, comprising a wash hand basin, low-level WC, and bath. The room also includes a heated towel rail, extractor fan and ceiling downlighters, along with an obscure double glazed window to the side elevation that provides natural light while maintaining privacy.

Outside Front

The property is approached via a pathway leading to the front entrance, with a shallow lawned foregarden adding kerb appeal. A driveway to the side provides off-road parking and leads directly to the garage.

Garage

Having up and over door, power and light.

Rear Garden

The property benefits from a low-maintenance, enclosed rear garden, predominantly laid to lawn and complemented by a paved patio area, ideal for outdoor dining and entertaining. A gate provides convenient access to the driveway.

Viewings

Viewings strictly via appointment with the selling agent only.

Council Tax

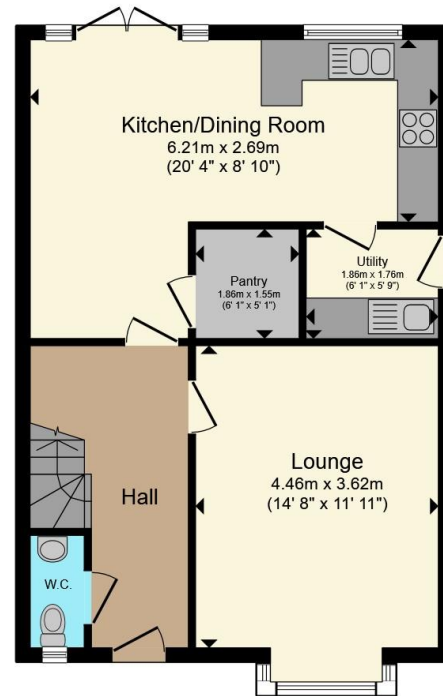
Local Authority: Stratford District Council

Band 'E'

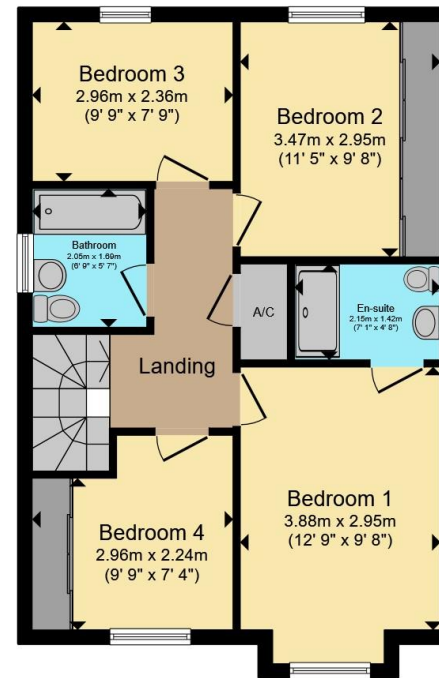








Ground Floor



First Floor

Total floor area 109.5 m² (1,178 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

Connells

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104196



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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