



Connells

Brewin Road
Upper Lighthorne Leamington Spa

Brewin Road Upper Lighthorne Leamington Spa CV33 8AL

for sale offers over
£305,000



Property Description

A rare opportunity to purchase this beautifully presented, THREE bedroom SEMI-DETACHED property. This fantastic property benefits generous living accommodation throughout including an entrance hall, spacious LOUNGE, kitchen/dining room, ground floor cloakroom, three bedrooms and family bathroom.

Externally there is an enclosed rear garden and a driveway offering off road parking.

CALL US NOW TO ARRANGE YOUR VIEWING!!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

Entrance Hall

Having door from front elevation into hallway having doors to lounge and:

Cloakroom

Partly tiled cloakroom having W/C, wash hand basin, radiator and extractor fan.

Lounge

15' x 16' 2" (4.57m x 4.93m)

Spacious lounge with double-glazed window to the front elevation, Amtico flooring, stairs rising to the first floor, and door leading to:

Kitchen/Dining Room

14' 8" x 11' 2" (4.47m x 3.40m)

This well-appointed kitchen/dining room offers a spacious and practical layout, ideal for both everyday living and entertaining. It's fitted with a range of sleek, modern wall and base units paired with complementary work surfaces, creating a clean and contemporary feel. Integrated appliances include an electric oven and hob with chrome extractor hood, a dishwasher, and a fridge/freezer, all seamlessly built in for convenience. A stainless steel sink with drainer and mixer tap sits beneath a double-glazed window overlooking the rear garden, while French doors open directly onto the outdoor space, allowing for plenty of natural light and easy access for al fresco dining. The room also benefits from a radiator and a useful understairs storage cupboard, with ample space to accommodate a dining table and chairs.

First Floor Landing

Having radiator, airing cupboard, loft access and doors to bedrooms and family bathroom:

Bedroom One

11' 7" x 8' 4" (3.53m x 2.54m)

A well-proportioned double bedroom featuring a front-facing double-glazed window, fitted wardrobes offering storage, and a radiator for comfort. A door leads directly to the en suite, adding convenience and privacy.

En Suite

Modern en suite shower room, partially tiled for a clean finish, featuring a low-level WC, wash hand basin, and enclosed shower. A side-facing obscure double-glazed window provides natural light while maintaining privacy. The room also includes a radiator for added comfort.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

having double glazed window to rear elevation and wall mounted radiator.

Bedroom Three

8' 7" x 6' 2" (2.62m x 1.88m)

Having double glazed window to front elevation, fitted wardrobes and wall mounted radiator.

Bathroom

A well-appointed, partially tiled family bathroom featuring

Low-level WC, wash hand basin with chrome fittings,

bath with overhead shower for versatile bathing options,

extractor fan ensuring ventilation,

wall-mounted radiator providing warmth and comfort with an

obscure double-glazed rear window offering privacy and natural light:

Outside Front

Having driveway to the front of the property providing convenient off-road parking, paved pathway leading directly to the front entrance and side access to the rear garden.

Rear Garden

Enclosed rear garden, predominantly laid to lawn for easy maintenance with timber shed offering practical outdoor storage, paved patio area, ideal for alfresco dining and entertaining and side access gate.

Council Tax

Local Authority: Stratford District Council

Council Tax Band: D

Viewings

Strictly by prior appointment via the selling agent.









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.focalagent.com

To view this property please contact Connells on

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Bridge Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103925



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Property Ref: WBE103925 - 0006