



Connells

Horton Drive
Upper Lighthorne LEAMINGTON SPA

Horton Drive Upper Lighthorne LEAMINGTON SPA CV33 8AH

for sale
£395,000



Property Description

Connells are delighted to present this well-presented three-bedroom detached family home, located on a popular modern development in the desirable village of Lighthorne.

Offering stylish and spacious accommodation throughout, this attractive property is perfectly suited to modern family living. The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a contemporary kitchen/dining area ideal for both everyday living and entertaining, together with a convenient downstairs WC.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. Two further bedrooms are served by a modern family bathroom.

peaceful setting whilst remaining conveniently located for access to Warwick, Leamington Spa, Stratford-upon-Avon and the M40. The nearby Lighthorne Heath development continues to grow in popularity with families thanks to its community feel, green spaces and excellent transport links.

An excellent opportunity to purchase a modern detached home in a highly desirable location.

Buyer Aml

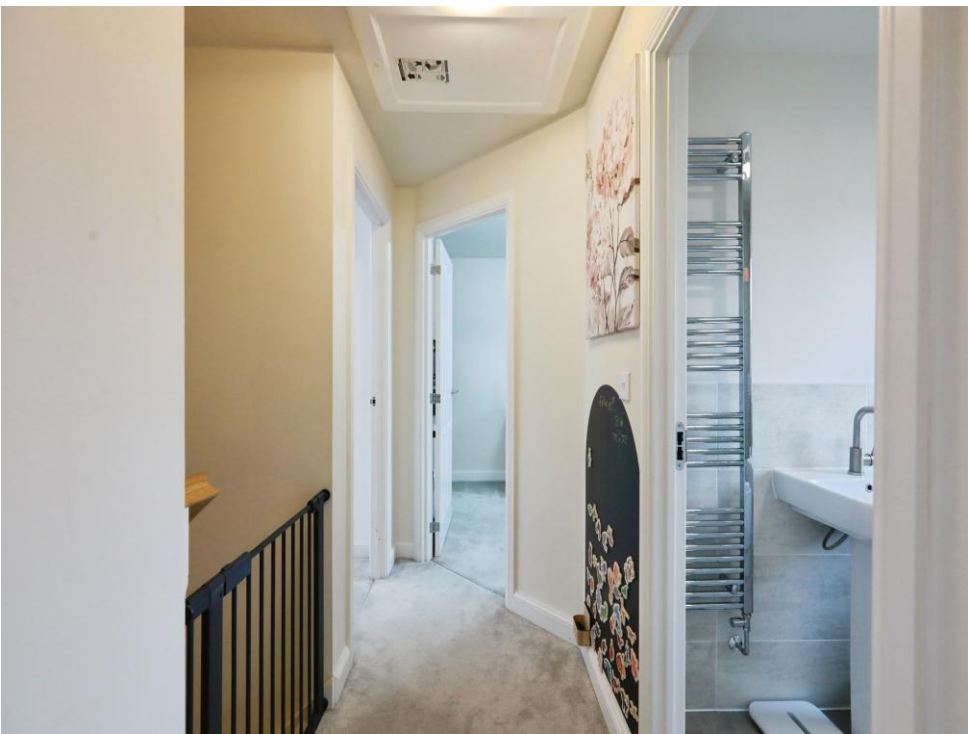
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



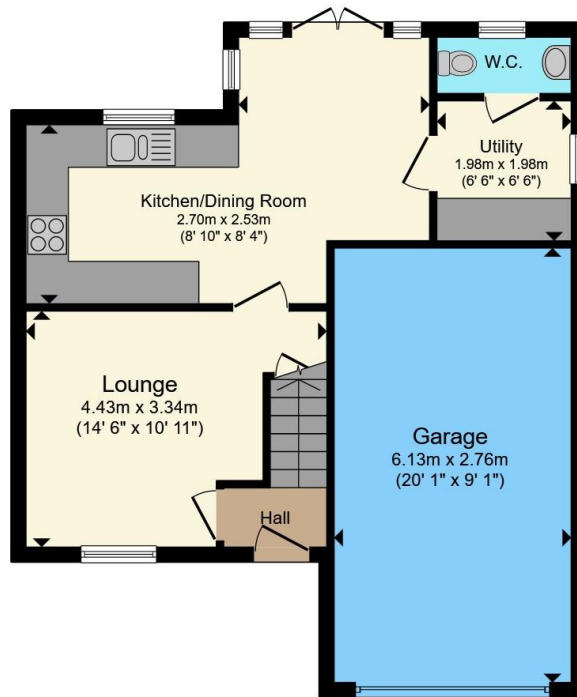
Externally, the property enjoys a driveway providing off-road parking alongside a single garage, whilst the rear garden offers an excellent space for families and outdoor entertaining.

Lighthorne is a thriving village surrounded by beautiful Warwickshire countryside, offering a

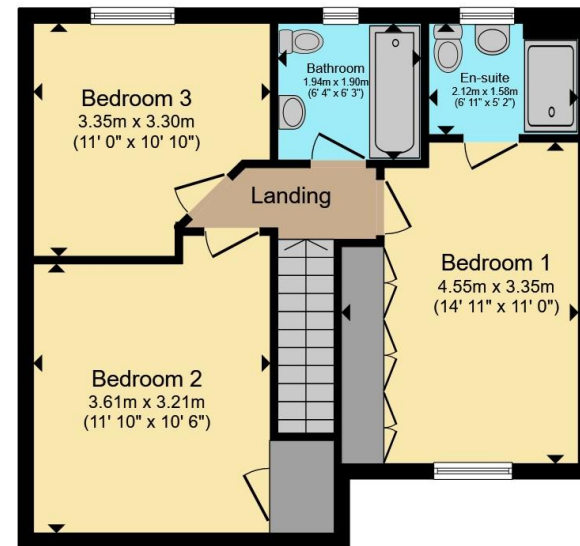








Ground Floor



First Floor

Total floor area 110.3 m² (1,188 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

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104320



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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