



Connells

Simon Mews
Upper Lighthorne Leamington Spa

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Upper Lighthorne Leamington Spa CV33 8AW

for sale
£375,000



Property Description

A beautifully presented three-bedroom detached family home situated in the sought-after village of Upper Lighthorne, offering spacious and well-planned accommodation throughout.

The property is entered via a welcoming entrance hallway with stairs rising to the first floor. Also located off the hallway is a convenient downstairs W/C cloakroom. To the left is a modern kitchen/diner, providing an excellent space for both everyday family life and entertaining. To the right, a spacious lounge enjoys views over the rear garden and benefits from French doors opening directly onto the patio.

To the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.



Outside, the rear garden has been thoughtfully landscaped and features a patio seating area, lawn, and attractive brick-walled boundaries. A gated access leads through to the rear driveway and detached garage, providing ample off-road parking and additional storage.

This fantastic family home combines modern living with village charm and is ideally located for excellent transport links.

Location

Situated within the popular new community of Upper Lighthorne, Simon Mews enjoys a pleasant semi-rural setting surrounded by Warwickshire countryside while remaining conveniently close to Leamington Spa, Warwick, and Southam. The development benefits from green open spaces, walking routes and a growing range of local amenities, with more extensive shopping, leisure and dining facilities available in the nearby towns. Families are well catered for with a modern primary school serving the development and a selection of highly regarded state and independent schools in the surrounding area. For commuters, Upper Lighthorne offers excellent transport connections via the M40, A46 and Fosse Way, providing straightforward access to Birmingham, Coventry, Stratford-upon-Avon and London, while rail services from Leamington Spa and Warwick offer regular links to Birmingham and London Marylebone. This combination of countryside living, modern amenities and excellent connectivity makes the location particularly appealing to families and professionals alike

Buyer Aml Fee

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.

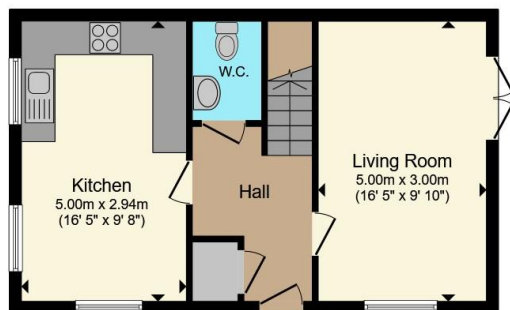
Management Fee

Currently there are no management charges payable. Upon completion of the development there will be an annual management charge of £250.00 payable towards the maintenance of the development.

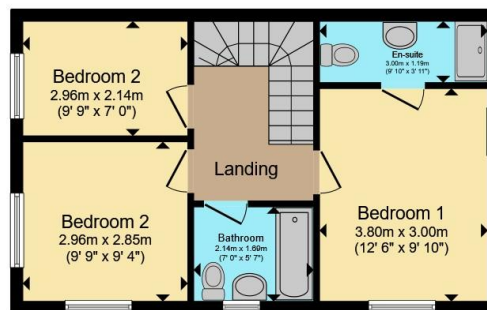




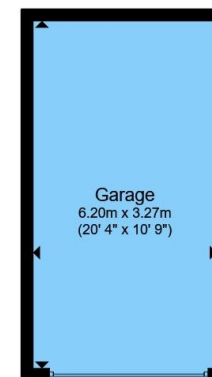




Ground Floor



First Floor



Garage

Total floor area 103.1 m² (1,109 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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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315766



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.

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