

Connells

Farnes Close
Lighthorne Heath Leamington Spa

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Lighthorne Heath Leamington Spa CV33 9DB

for sale offers in excess of
£450,000







Property Description

Situated in the heart of the ever-popular Upper Lighthorne development, this impressive detached residence offers an excellent blend of contemporary design, practical living space and family-friendly accommodation. Beautifully maintained throughout, the property is perfectly suited to modern lifestyles, with spacious interiors and a high-quality finish from top to bottom.

The ground floor is thoughtfully arranged, comprising a welcoming entrance hallway, a comfortable living room, and a superb open-plan kitchen/dining space that forms the hub of the home. A separate study provides an ideal work-from-home environment, while a utility room and guest WC add further convenience. The first floor hosts four generously proportioned double bedrooms, three benefiting from fitted wardrobes, providing excellent storage throughout. The spacious principal bedroom enjoys the luxury of a private en-suite shower room, while Bedroom Two also benefits from its own en-suite, making it ideal for guests or older children. The remaining bedrooms are served by a stylish and contemporary family bathroom.

Outside, the property continues to impress with a driveway providing ample off-road parking, a single garage, and an attractive landscaped rear garden, offering the perfect setting for outdoor dining, entertaining or family enjoyment.

Enjoying a well-connected location, the home offers excellent transport links via the M40 and is conveniently positioned for Jaguar Land Rover's Gaydon facility.

Approach

Having a driveway and garage to the side with a pathway leading to the front giving access into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, Amtico flooring and doors to all rooms.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator, Amtico flooring and an extractor fan.

Study

With a radiator and a double glazed window to front elevation.

Lounge

Spacious, light and airy lounge consisting of a television point, a radiator and a double glazed window to front elevation.

Utility Room

Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Housing the gas central heating boiler and providing space for a washing machine.

Kitchen/diner/snug

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, gas hob with cooker hood over, a dishwasher and a fridge/freezer Comprising a radiator, Amtico flooring, two double glazed windows to rear elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a cupboard housing the hot water tank, an additional storage cupboard, a radiator and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom benefitting from fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights, an extractor fan and a double glazed window to front elevation.

Bedroom Two

Double bedroom with a fitted wardrobe, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights, an extractor fan and a double glazed window to side elevation.

Bedroom Three

Double bedroom with a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Four

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a heated towel rail, an extractor fan and a double glazed window to front elevation.

Outside

Rear Garden

Beautifully landscaped South-east facing garden being mainly laid to lawn and fence enclosed. With planted borders and a patio area.

Parking

Driveway providing off road parking for two cars.

Garage

Having power, light, an up and over door as well as a courtesy door leading to the garden.







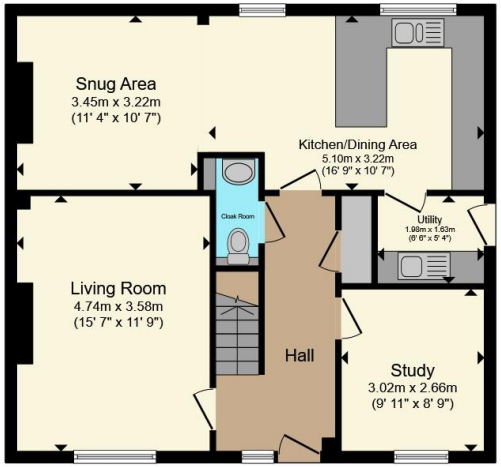




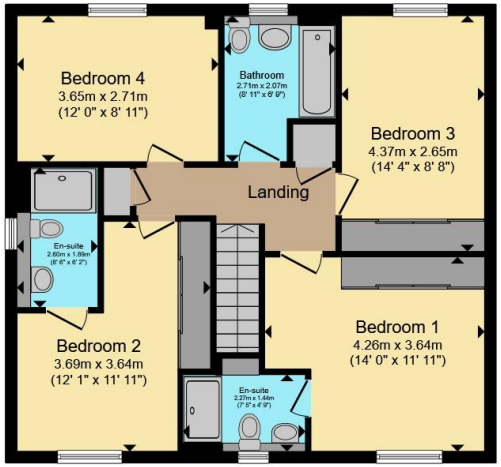




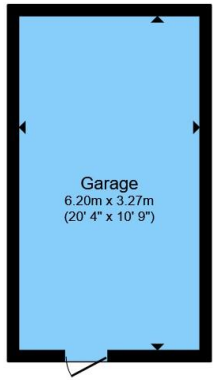




Ground Floor



First Floor



Garage

Total floor area 160.5 m² (1,727 sq.ft.) approx

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Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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