

Connells

Mallory Road
Lighthorne Heath Leamington Spa

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Lighthorne Heath Leamington Spa CV33 9TP

for sale
£425,000







Property Description

To the left, a cosy yet spacious lounge features a charming multi-fuel fireplace with a feature surround, creating a warm and inviting space perfect for family evenings. Flowing seamlessly from the lounge is the heart of the home - a stunning, newly fitted kitchen diner, complete with integrated appliances and modern finishes. From here, step into a practical utility room with access to the rear garden. The conservatory, accessed via the dining area, also opens onto the garden, offering additional flexible living space.

The ground floor also benefits from a downstairs cloakroom and stairs rising to the first floor.

Upstairs, you'll find four generously sized double bedrooms, including a master bedroom with en-suite, as well as a stylish family bathroom. A real highlight of this home is the impressive loft conversion, offering a large and versatile space ideal for use as a master suite, home office, or games room.

Externally, the low-maintenance rear garden features paved seating areas ideal for entertaining, with double doors leading to the garage.

Offered to the market with no onward chain, this exceptional property combines modern living with outstanding eco credentials. An ideal purchase for families seeking space, comfort, and sustainability.

Approach

Via driveway, with pathway leading to the front door.

Entrance Porch

Providing storage space and with a door leading to;

Entrance Hall

A welcoming entrance hallway with stairs rising to the first floor and comprising solid wood flooring, a radiator and doors to the lounge and kitchen.

Downstairs Cloakroom

Fitted with a wash hand basin, low level WC, tiled flooring, a radiator and a triple glazed window to side elevation.

Lounge

Spacious, light and airy lounge having a television point, a radiator and triple glazed windows to front and side elevations.

Kitchen/Dining

Fitted with wall and base units with complementary Quartz work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over and a dishwasher, whilst providing space for a fridge/freezer. Comprising ceiling spotlights, a triple glazed window to side elevation, a door to the utility room and folding doors to the conservatory.

Utility Room

Providing space for a washing machine, a tumble dryer and additional cupboard space.

Conservatory

With UPVC and brick construction, comprising a radiator and doors leading to the garden.

First Floor

Landing

With stairs rising from the first floor, a triple glazed windows to side elevation, doors leading to bedrooms and stairs rising to the second floor.

Master Bedroom

A generously sized master bedroom, comprising fitted wardrobes, a radiator and a triple glazed window to front elevation.

En Suite

Fitted with a three piece suite, comprising a wash hand basin, a double shower cubicle with electric shower and a low level WC. Also benefitting from a chrome heated towel rail, fully tiled walls and a triple glazed window to side elevation.

Bedroom Two

Double bedroom with a radiator and a triple glazed window to rear elevation.

Bedroom Three

Double bedroom, comprising a radiator and a triple glazed window to rear elevation.

Bedroom Four

Double bedroom with a radiator and a triple glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level WC.

Second Floor

Bedroom Five

Large double bedroom having velux windows to the front and rear

Outside

Rear Garden

Being mainly laid to lawn with a paved patio area and fence panels surrounding, large side access leading to the driveway and french double doors leading into the garage.

Parking

Having a large driveway offering off road parking, EV charging point and mature shrubs to the boarders.

Garage

Spacious garage with storage space above.

Agent's Note

The property benefits from solar panels which are owner outright by the current sellers. There is battery storage located in a storage area next to the downstairs cloakroom.

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.



















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

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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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