



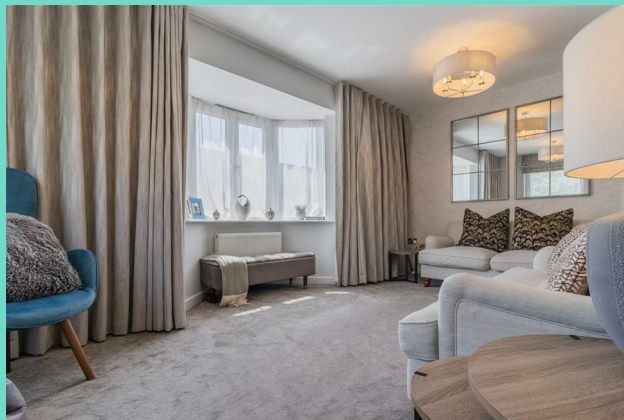
THE AVENUE

LEAMINGTON SPA, CV33 9DJ

GUIDE PRICE £370,000
FREEHOLD

An immaculately presented and spacious three-bedroom detached home, complete with off-road parking and a garage, situated in the desirable village of Lighthorne Heath. This stylish property offers beautifully finished accommodation throughout, with a range of local amenities nearby, excellent access to the M40, and picturesque countryside walks right on the doorstep.

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Ground Floor:

- Upon entering the home, you are welcomed into a bright and inviting entrance hallway, complete with stairs rising to the first floor, useful understairs storage, and access to the principal ground floor accommodation.

- Conveniently located off the hallway is the downstairs cloakroom, fitted with a modern white suite comprising a hand basin and WC, finished with partial tiling for a contemporary feel.

- The lounge is a spacious and light-filled reception room, benefiting from dual aspect windows including an attractive bay window, creating a wonderfully airy and relaxing living space.

- Positioned at the heart of the home is the modern kitchen/diner, beautifully fitted with a range of wall and base units complemented by Quartz work surfaces and matching upstands. Integrated appliances include an eye-level Zanussi electric oven, Zanussi gas hob with extractor hood over, washing machine, dishwasher, and fridge/freezer. The kitchen also offers ample space for dining furniture, making it the ideal setting for both everyday living and entertaining guests, whilst a door provides direct access to the rear garden.

First Floor:

• The first floor landing benefits from a useful built-in storage cupboard, loft access, and doors leading to all first floor accommodation.

• The main bedroom is a generous double room, complete with fitted wardrobes featuring sliding mirrored doors and French doors opening onto a Juliette balcony, allowing plenty of natural light to flood the space. The bedroom further benefits from a modern en-suite shower room.

• The en-suite is fitted with a contemporary three-piece suite comprising a wash hand basin, double shower cubicle, and WC with concealed cistern, complemented by stylish tiled walls.

• Bedroom two is another spacious double room, benefiting from fitted mirrored wardrobes and a pleasant outlook to the front elevation.

• Bedroom three is also a well-proportioned double bedroom, offering versatile accommodation suitable for family living, guests, or home office use.

• Conveniently located close to all bedrooms is the family bathroom, fitted with a modern three-piece suite including a bath with shower over, hand basin, and WC with concealed cistern, finished with attractive tiling throughout.

Garden, Exterior

- To the rear of the home is a beautifully landscaped and private garden, mainly laid to lawn and enclosed by wall boundaries. The garden further benefits from two patio seating areas and well-stocked planted borders, creating the perfect setting for outdoor dining and entertaining during the summer months.

- The house further benefits from a single garage and driveway parking for two cars.

Important Property Information:

Tenure: Freehold

Management charge of £140 per annum.

Local Authority: Stratford On Avon District Council

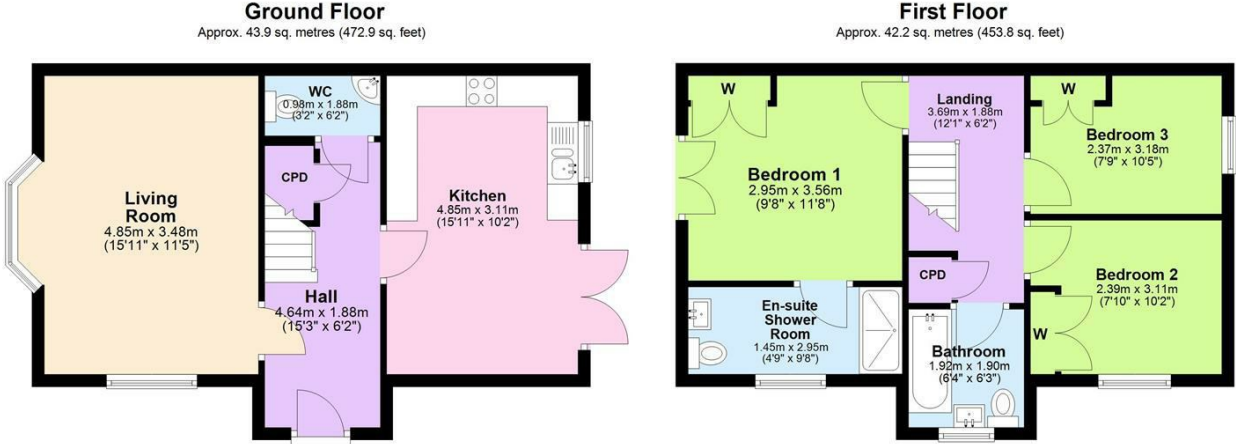
Council Tax Band: E

EPC: B



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Total area: approx. 86.1 sq. metres (926.6 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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