



Connells

Upper Farm Road
Upper Lighthorne LEAMINGTON SPA



Property Description

Connells are delighted to present this beautifully appointed and immaculately maintained four-bedroom detached residence. Designed with modern family living in mind, the home features a contemporary fitted kitchen/dining room, Utility room, an elegant lounge, four well-proportioned bedrooms including an en-suite shower room to the principal bedroom, and a stylish family bathroom.

Outside, the property offers a generous enclosed rear garden, along with a detached garage and private driveway providing off-road parking.

Contact us today to secure your viewing of this exceptional home.

Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

Entrance Hall

A welcoming hallway featuring a staircase to the first floor, a useful storage cupboard, and

doors leading to the lounge, kitchen and cloakroom. The space also includes a radiator, ensuring a warm and comfortable entrance to the home.

Cloakroom

Fitted with a WC and wash hand basin with tiled splashback, along with a radiator.

Lounge

A spacious reception room featuring a radiator, a double-glazed window to the front, and French doors opening onto the rear garden

Kitchen/Diner

A modern, fully fitted kitchen offering a range of matching gloss wall and base units with complementary work surfaces, inset one-and-a-half stainless steel sink and drainer, integrated eye-level double oven, 5-burner cast-iron gas hob with splashback and extractor hood, along with an integrated dishwasher and fridge freezer. The room features ceiling downlighters and provides ample space for a dining area at one end, served by two radiators. Double glazed windows to both the front and rear elevations provide plenty of natural light, and the room opens through to the utility area.

Utility

A practical utility room fitted with base units and work surface above, an integrated washing machine, and a cupboard housing the wall-mounted boiler. A door to the rear elevation provides convenient external access.

First Floor

Landing

Having loft access, ceiling downlighters, radiator, airing cupboard and doors to bedrooms and bathroom;

Bedroom One

Bedroom one is a generous and well-presented double room, featuring a radiator and a double glazed window to the rear elevation that provides a pleasant outlook and plenty of natural light. A door leads through to the private en-suite, creating a comfortable and self-contained main bedroom suite.

En Suite

A partly tiled en-suite fitted with a modern white suite, comprising a wash hand basin, low-level WC, and a shower enclosure. The room also includes a radiator, extractor fan and ceiling spotlights, along with an obscure double glazed window to the rear elevation providing natural light while maintaining privacy.

Bedroom Two

Bedroom two is a well-proportioned double room, featuring a radiator and a double glazed window to the rear elevation, allowing for a pleasant outlook and good natural light. It offers versatile space suitable for a guest room, child's bedroom or home office.

Bedroom Three

Having a radiator and a double glazed window to the front elevation and built in wardrobe.

Bedroom Four

Having a radiator, a built-in cupboard for useful storage, and a double glazed window to the front elevation that brings in plenty of natural light.

Bathroom

A partly tiled bathroom fitted with a modern white suite, comprising a wash hand basin with vanity unit, low-level WC, and a bath with shower over. The room also includes a radiator, extractor fan and ceiling downlighters, along with an obscure double glazed window to the front elevation that provides natural light while maintaining privacy.

Outside Front

The property is approached via a pathway leading to the front entrance, with a shallow lawned foregarden adding kerb appeal. A driveway to the side provides off-road parking and leads directly to the garage.

Garage

Detached garage with up and over doors, power and light.

Rear Garden

The property enjoys a good-sized, enclosed rear garden, mainly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining. There is also a graveled section, security lighting, an outside tap, and a gate providing convenient side access.

Council Tax

Local Authority: Stratford District Council

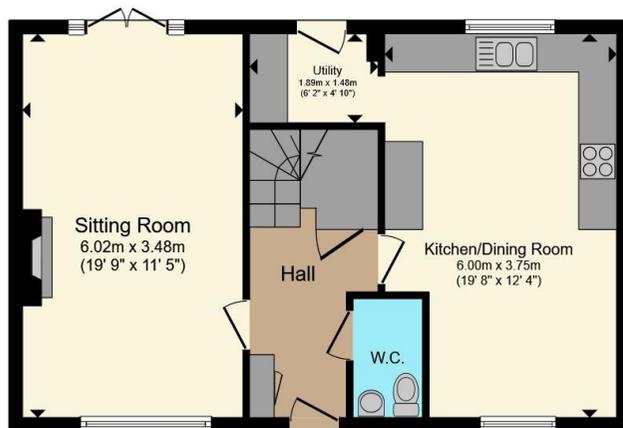
Viewings

Strictly by prior appointment via the selling agent.

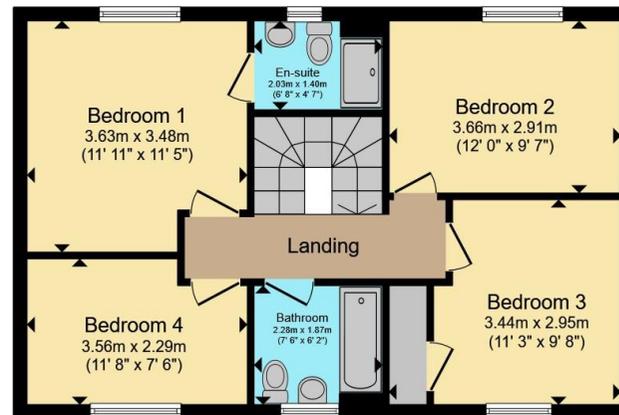








Ground Floor



First Floor

Total floor area 112.8 m² (1,214 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



To view this property please contact Connells on

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Bridge Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104125



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