

White Lias Way, Upper Lighthorne

Price guide £365,000

HAWKESFORD





Nestled in the charming area of Upper Lighthorne, Leamington Spa, this modern town house house on White Lias Way offers a perfect blend of contemporary living and convenience. With three spacious double bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home.

The master bedroom features an ensuite bathroom, providing a private retreat, while the family bathroom and a convenient downstairs WC cater to the needs of all residents and guests. The high specification of the house is evident throughout, ensuring a modern lifestyle with all the comforts one could desire.

In addition to its impressive interior, the property boasts a large garage and driveway parking, making it easy to accommodate vehicles and providing extra storage space. The location is particularly appealing for those working at Jaguar Land Rover, as it is situated just a short distance away, allowing for a quick and easy commute.

This delightful home is not only well-appointed but also benefits from the picturesque surroundings of Upper Lighthorne, offering a peaceful atmosphere while remaining close to the amenities of Leamington Spa. This property presents an excellent opportunity for modern living in a desirable location.















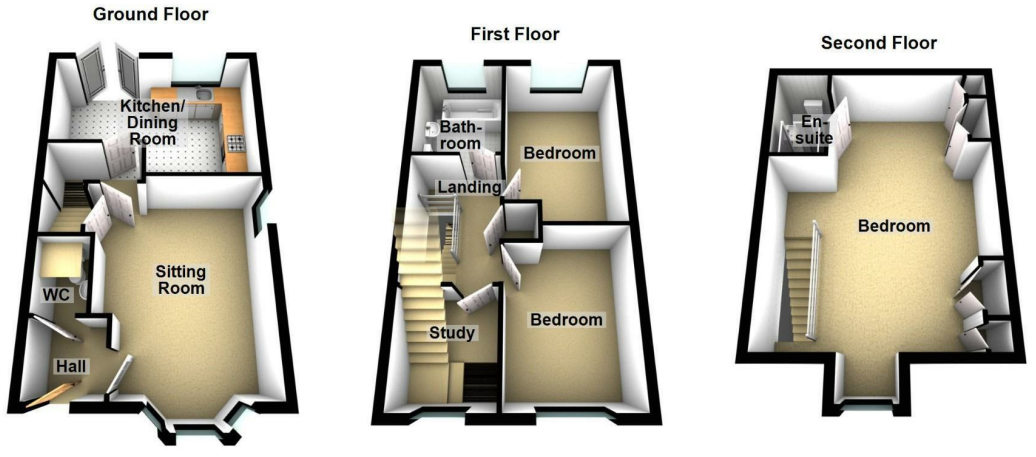




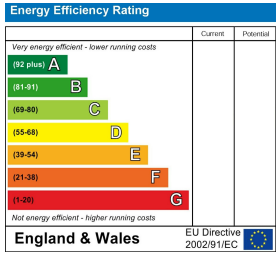

OMEGA
ORANGE







Total area: approx. 104.5 sq. metres (1125.1 sq. feet)



Entrance
Entrance to the property is via a composite front door which leads in to the entrance hall. Carpet to floor, light point to ceiling white painted doors lead in to the downstairs WC and the living room.

Downstairs WC
Tile effect cushioned flooring, light point and extractor to ceiling and being fitted with a pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a gas central heating radiator.

Living Room
4.876m x 3.563 (15'11" x 11'8")
Continuation of carpet, double glazed bay window to front elevation, additional double glazed window to side elevation, two gas central heating radiators, two light points to ceiling and a white painted door understairs position providing useful storage. Additional white painted door opens to the inner hallway.

Inner Hallway
Continuation of carpet, light point to ceiling, gas central heating radiator, carpeted stairs lead up to the first floor landing and a white painted door opens in to the kitchen diner.

Kitchen Diner
4.722m x 3.175m (15'5" x 10'4")
Tile effect cushioned flooring, double glazed, double French doors to rear elevation giving access out in to the garden, double glazed window to rear elevation, gas central heating radiator, pendant light point over dining table position and LED spotlights to ceiling and wall mounted units in the kitchen area.
The kitchen is fitted with a range of base and wall units in a graphite coloured frontage with a marble effect, melamine worksurface over with matching upstand. Integrated appliances of a full height fridge freezer, electric oven, four ring gas hob with a glass splash back and a stainless steel extractor over, dishwasher, stainless steel sink with matching drainer, chrome hot and cold mixer tap, washing machine and an Ideal combi boiler.

From the inner hallway, carpeted stairs lead up to the first floor landing, light point to ceiling and white painted doors lead in to all rooms as well as the airing cupboard.

Bedroom Three
4.120m x 2.647m (13'6" x 8'8")
Continuation of carpet, double glazed window to rear elevation, light point to ceiling and there is a gas central heating radiator.

Bedroom Two
2.643m x 3.463 (8'8" x 11'4")
Continuation of carpet, double glazed window to front elevation, light point to ceiling and there is a gas central heating radiator.

Family Bathroom
Tile effect cushioned flooring, obscure glazed double glazed window to rear elevation, LED spotlights and extractor to ceiling. The bathroom is fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap, chrome handle bar shower control with chrome shower attachments. White heated towel rail.

From the first floor landing a white painted door opens to the Master Suite. Double glazed window to front elevation, gas central heating radiator and carpeted stairs lead up to the bedroom

Master Suite
3.459m x 6.174m (11'4" x 20'3")
Continuation of the carpet, double glazed window to front elevation, Velux windows to rear elevation with black out blinds fitted, two triple fitted wardrobes, gas central heating radiator and two light points to ceiling.

En-Suite Shower Room
Tile effect cushioned flooring, Velux window to rear elevation with black out blind fitted, LED spotlights and extractor to ceiling. The shower room is fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, double walk in shower with chrome handle bar shower control with chrome shower attachments. White heated towel rail.

Outside
To the rear of the property is an enclosed garden with shed. A full height gate leads out to the garage and driveway.

Garage
3.172m x 6.422 (10'4" x 21'0")
Located to the side of the property and benefitting from light and power, black up and over garage door to the front

Driveway
Located at the front of the garage and running the whole depth of the house. Benefitting from an electrical vehicle charging point and providing off street parking for at least two vehicles.

Services
All mains services are believed to be connected.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax
We understand the property to be Band D.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



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