

Lionheart Avenue, Bishops Tachbrook, Leamington Spa.

£475,000 Freehold

3 bedroom detached house for sale

Description

A beautifully presented, modern 3-bedroom detached home, built in 2021 and still benefiting from the remainder of its NHBC warranty. This immaculate property offers contemporary living throughout, featuring a stylish and spacious kitchen/diner complete with high-end AEG integrated appliances, perfect for both everyday family life and entertaining. A separate utility adds convenience, while the guest WC is ideal for visitors.

Upstairs, the master bedroom boasts a private En-suite, with two further well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a garage and private driveway, offering ample parking.

Finished to a high standard and ready to move into, this home is perfect for buyers seeking comfort, style, and peace of mind.

This beautiful detached home offers spacious, light-filled living in a peaceful and family-friendly setting.

Bathed in natural sunlight throughout the day, the property enjoys a warm and welcoming atmosphere, perfect for modern family life. Located within walking distance of Oakley Grove School, it's an ideal choice for families with children.

Set in a safe and well-regarded neighbourhood, the home combines comfort, convenience, and community



Council Tax Band: E Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure

Freehold



Ground floor

Lounge 3.24m * 6.02m 10' 8" * 19' 9"

Kitchen/Dining room (max) 3.38m × 6.03m 11' 1' × 19' 10"

Utility

2.01m * 1.43m 6' 7" × 4' 8"



First floor

Bedroom 1 (max) 3.30m * 6.02m 10' 10" × 19' 9"

Bedroom 2 (max)

3.44m × 2.99m 11' 4" × 9' 10"

Bedroom 3

3.05m * 2.95m 10' 0' * 9' 8"

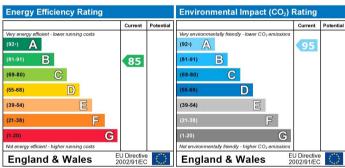












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Viewing by appointment only Courtney Downing Estates Ltd - Head Office

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