



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 x 6.02m 10' 8" x 19' 9"

Kitchen/Dining room (max)

3.38m x 6.03m 11' 1" x 19' 10"

Utility

2.01m x 1.43m 6' 7" x 4' 8"



First floor

Bedroom 1 (max)

3.30m x 6.02m 10' 10" x 19' 9"

Bedroom 2 (max)

3.44m x 2.99m 11' 4" x 9' 10"

Bedroom 3

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)	85		Very environmentally friendly - lower CO ₂ emissions (92-)
A			A
(81-91) B			B
(69-80) C			C
(55-68) D			D
(39-54) E			E
(21-38) F			F
(1-20) G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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 (CO ₂)	

Viewing by appointment only
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