MATTHEW JAMES
Property Services









1 Simon Mews, Aston Grange, Leamington Spa, CV33 8AW
£375,000

DETACHED... THREE BEDROOMS... MASTER EN-SUITE... CORNER LOCATION... NHBC WARRANTY... PRIVATE REAR GARDEN... KITCHEN DINING ROOM... OFF ROAD PARKING & GARAGE... EV POINT. Located on Simon Mews on Aston Grange in Upper Lighthorne, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including an en-suite shower room, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming reception room, a spacious kitchen dining area, perfect for entertaining guests or enjoying family meals. A convenient ground floor WC adds to the practicality of the layout. The property is still under NHBC warranty, providing peace of mind for the new owners.

Outside, you will find a private rear garden, an ideal spot for relaxation or outdoor activities. The property boasts off-road parking for up to three vehicles, complete with an electric vehicle charging point, catering to modern needs. Additionally, a garage offers further storage or parking options.

Situated in a corner location, this home benefits from a sense of privacy while remaining close to essential amenities. Its proximity to motorway links makes commuting a breeze, and it is conveniently located near major employers such as Jaguar Land Rover and Aston Martin.

Front Garden




Laid to lawn and planted beds and having access through the front door into the:

Entrance Hallway

Having stairs off to the first floor, storage cupboard and doors leading off to:

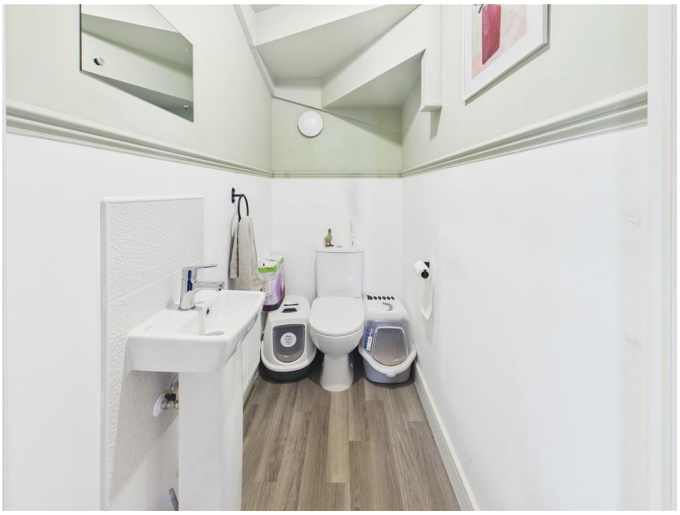
Living Room

16'5 x 9'10 (5.00m x 3.00m)




Having a PVCu double glazed window to the front elevation and PVCu double glazed French doors leading to the rear garden area.

Ground Floor WC



Having a low level flush WC, wash hnad basin, extractor and tiling in all splash prone areas.

Open Plan Kitchen Dining Room

16'5 x 9'8 (5.00m x 2.95m)




Having PVCu double glazed windows to the side and front elevations, a range of wall, base and drawer units with roll top work surface over, upstands, integrated waist height oven, four ring gas hob and extractor over, space for a USA style fridge freezer, space and plumbing for a washing machine / dishwasher and ample space for a dining table and seating.

First Floor Landing



Having balustrade, access to the loft area (fully boarded with a drop down ladder) and doors lead off to:

Master Bedroom

12'6 x 9'10 (3.81m x 3.00m)




Having dual aspect PVCu double glazed windows to the front and rear elevations and door leading off to:

Master En-Suite
9'10 x 3'11 (3.00m x 1.19m)




Having a low level flush WC, walk-in shower enclosure, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Bedroom Two
9'9 x 9'4 (2.97m x 2.84m)



Having dual aspect PVCu double glazed windows to the front and side elevations.

Bedroom Three
9'9 x 7'0 (2.97m x 2.13m)



Having a PVCu double glazed window to the side elevation.

Family Bathroom
7'0 x 5'7 (2.13m x 1.70m)



Having a PVCu double obscure glazed window to the front elevations, panel bath with shower over, pedestal wash hand basin, low level flush, extractor and tiling to all splash prone areas.

Rear Garden





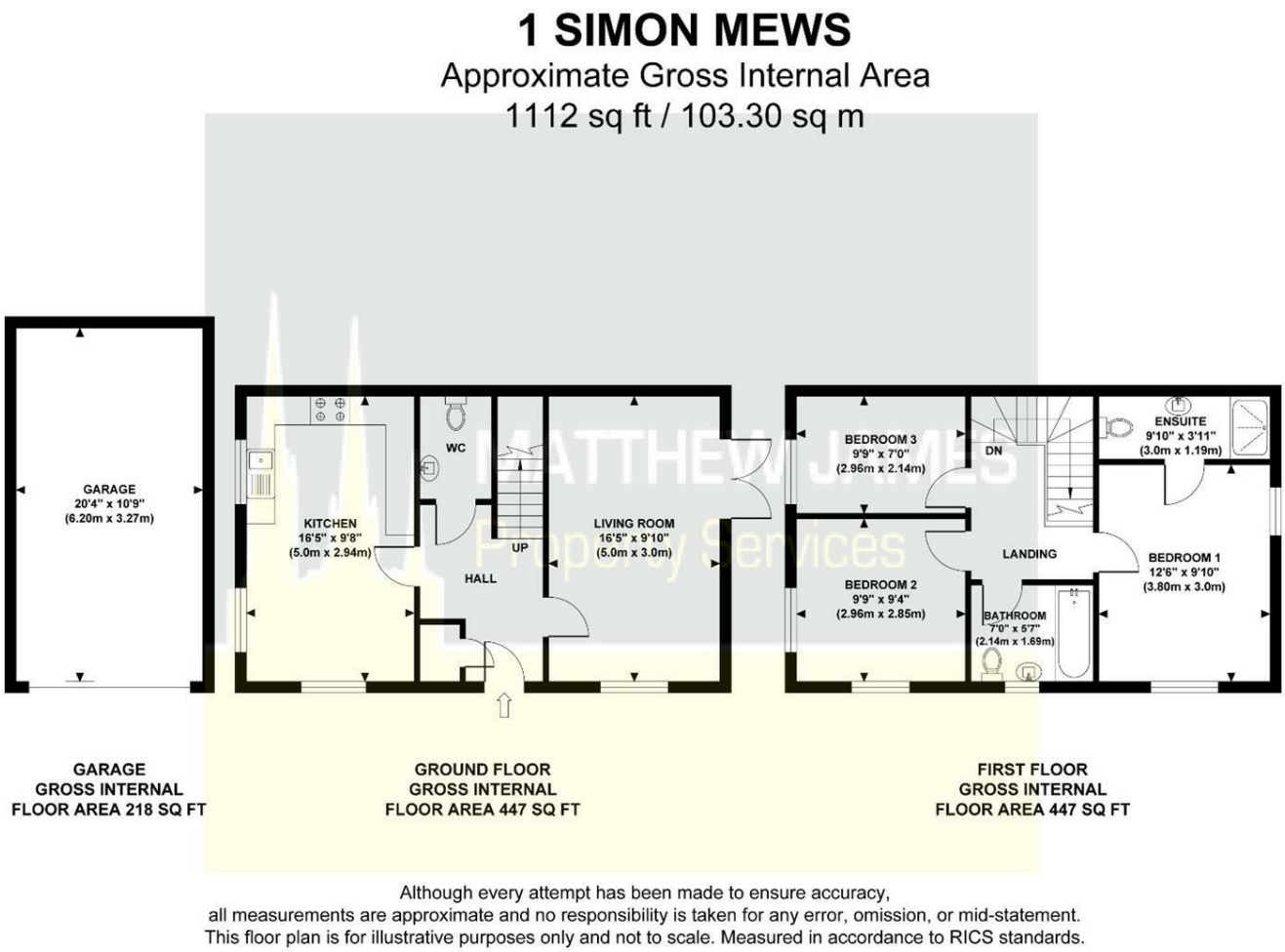
Having a paved patio area, walled and fenced perimeter with mounted lighting, outside tap and pedestrian gate that leads to the:

Off Road Parking & Garage
20'4 x 9'10 (6.20m x 3.00m)



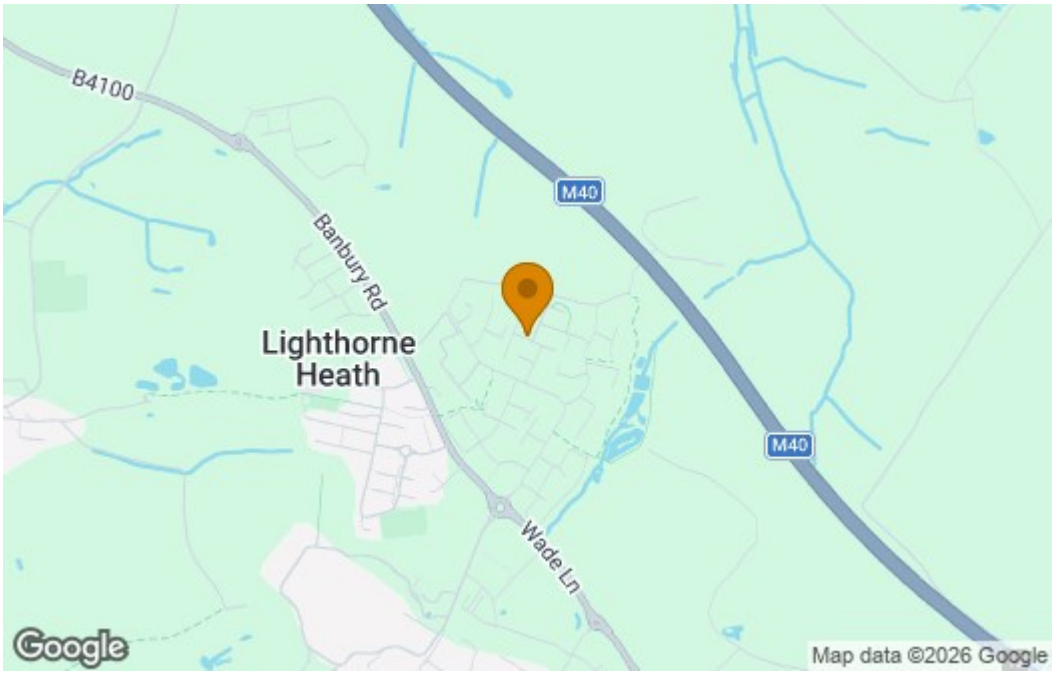
Having off road parking accessed via a dropped kerb and an EV point with access into the garage. The garage has up and over door, power and lighting.

Floor Plan

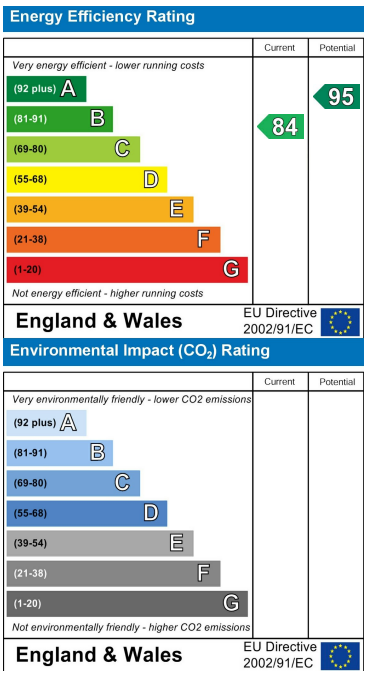


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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