

# BELVOIR!

Guide Price £335,000



## Corner House Stonebridge Road

Lighthorne Heath, Leamington Spa CV33 9TX

\*\*\*STAMP DUTY PAID\*\*\*

Belvoir Leamington Spa are proud to be offering to the market a brand new four bedroom, detached family home, situated in Lighthorne Heath. The village offers; a local shop, park and the M40 is easy accessible connecting all local towns such as Leamington Spa, Warwick and Stratford. The location is also perfect for any professionals working at Jaguar Land Rover or Aston Martin, as this property sits within a mile from from both sites.

\* This brand new brick built detached home offers a 10 year NHBC guarantee

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## ACCOMMODATION

On entrance the property offers an entrance porch with a beautiful Amtico oak wood flooring which continues throughout the hallway, kitchen, downstairs W.C, utility area and dining room. The utility area houses the pressurised hot water system and large hot water cylinder. The contemporary fully fitted kitchen is one of the main features of the house, with high quality work tops, high gloss units, integrated appliances, Nest double oven/hob, steel splashback, extractor, spotlighting and underfloor heating. The lounge is fully carpeted and has a beautiful feature multi fuel burning Aga stove in the corner of the room. It is finished off with folding doors out onto a patio area, giving this spacious living accommodation a light and airy feel. Linking into the lounge is an equally proportioned dining room with a further door out into the garden.

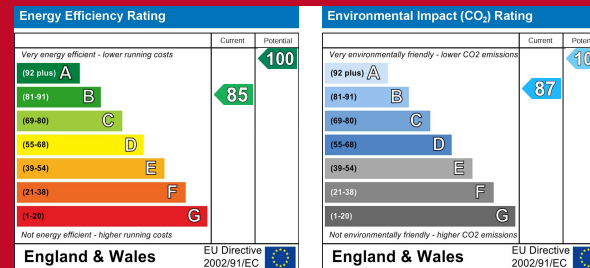
Upstairs there are three double bedrooms and a further fourth single bedroom. The master bedroom offers an en-suite, which is fitted with a white basin, toilet and fully tiled shower cubicle with glass screen and dual headed shower. A matching family bathroom, with a white suite which comprises of; bath with double head shower over, glass screen to the side, wash basin, WC, extractor fan and a wall mirror with surrounding lights.

Outside this current family home there is a two car drive way, both rear and front lawned gardens, patio area and front paved pathway through the gated entrance.

The property benefits further from;

- \*USB sockets in all bedrooms, the kitchen and the sitting room
- \*TV points in all bedrooms
- \*Smoke alarms, burglar alarm.
- \*Double glazed windows and doors
- \*No Chain

EPC Band B 85



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.