



**Harris Close, Leamington Spa, CV33 8AJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

A spacious, well presented and ideally located modern home situated on the ever popular Aston Grange development in Upper Lighthorne. Lying within easy reach of Leamington, Warwick and Banbury as well as the motorway networks. This lovely home was constructed in 2022 by Barrett Homes to the Ellerton Design which benefits from the remainder of its NHBC guarantee and has interior accommodation comprising entrance hall, living room, inner lobby with large storage cupboard, guest W.C and modern kitchen dining room. To the first floor are three well sized bedrooms, one of which has a lovely en-suite shower room and a further family bathroom with shower over the bath. Outside the property boasts two side by side parking spaces, an electric car charger, gated side footpath and a landscaped and lawned rear garden with storage shed.





# Key Features

- Modern semi detached property
- Three bedrooms
- Living room
- Kitchen/diner
- Bathroom & En-suite
- Off road parking
- Remainder of NHBC guarantee
- Ideal first time buy

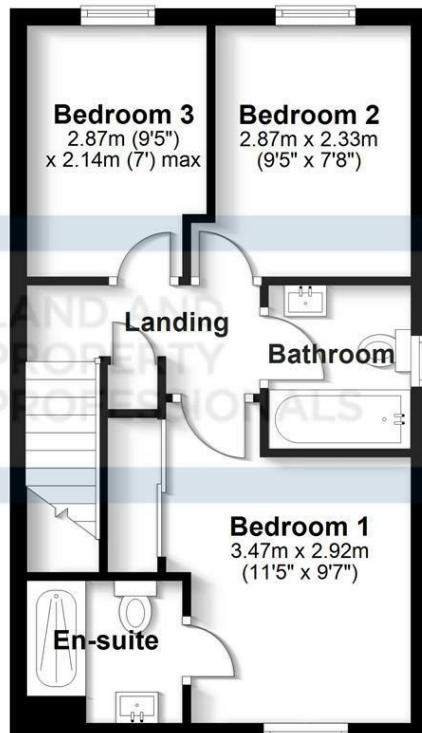
## Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 74.4 sq. metres (800.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

**Guide Price**  
**£290,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Stratford upon Avon

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