



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



We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

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
 Courtney Downing Estates Ltd - Head Office
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
 Telford, Shropshire TF2 9FT
 Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

