



Southam Crescent, Lighthorne Heath, Leamington Spa, Warwickshire, CV33  
Asking Price £269,995

Winkworth Leamington Spa is pleased to introduce to the market this detached, three bedroom, modern family home in the popular village of Lighthorne Heath, less than nine miles from Leamington Spa.

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**Winkworth**



## DESCRIPTION

Occupying an enviable location in the popular village of Lighthorne Heath, this three bedroom, detached family home offers modern family living with accommodation extending to approximately 1010 sq ft.

Upon entering the property through the pretty front garden, a small internal porch leads into the entrance hall with a W/C and stairs leading to the first floor. The generous sitting room has a large window overlooking the front garden and leads into a modern kitchen diner, with separate utility room and a back door to the rear garden.

The first floor has three bedrooms of which two are doubles, all of which provide ample storage space and plentiful light. There is a good sized family bathroom with a bath and shower.

Externally, the garden is partially paved to the rear of the property with a turf side garden surrounded by mature hedges. There is plenty of off street parking with a tar-mac driveway providing access to the deceptively large, detached garage.

## AT A GLANCE

Council Tax: Band C  
 Local Authority: Stratford-Upon-Avon District Council  
 Broadband: Superfast Broadband Available (Checked on Ofcom Sept 24)  
 Mobile Coverage: Limited Coverage  
 Heating: Electric Heating  
 Listed: No  
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



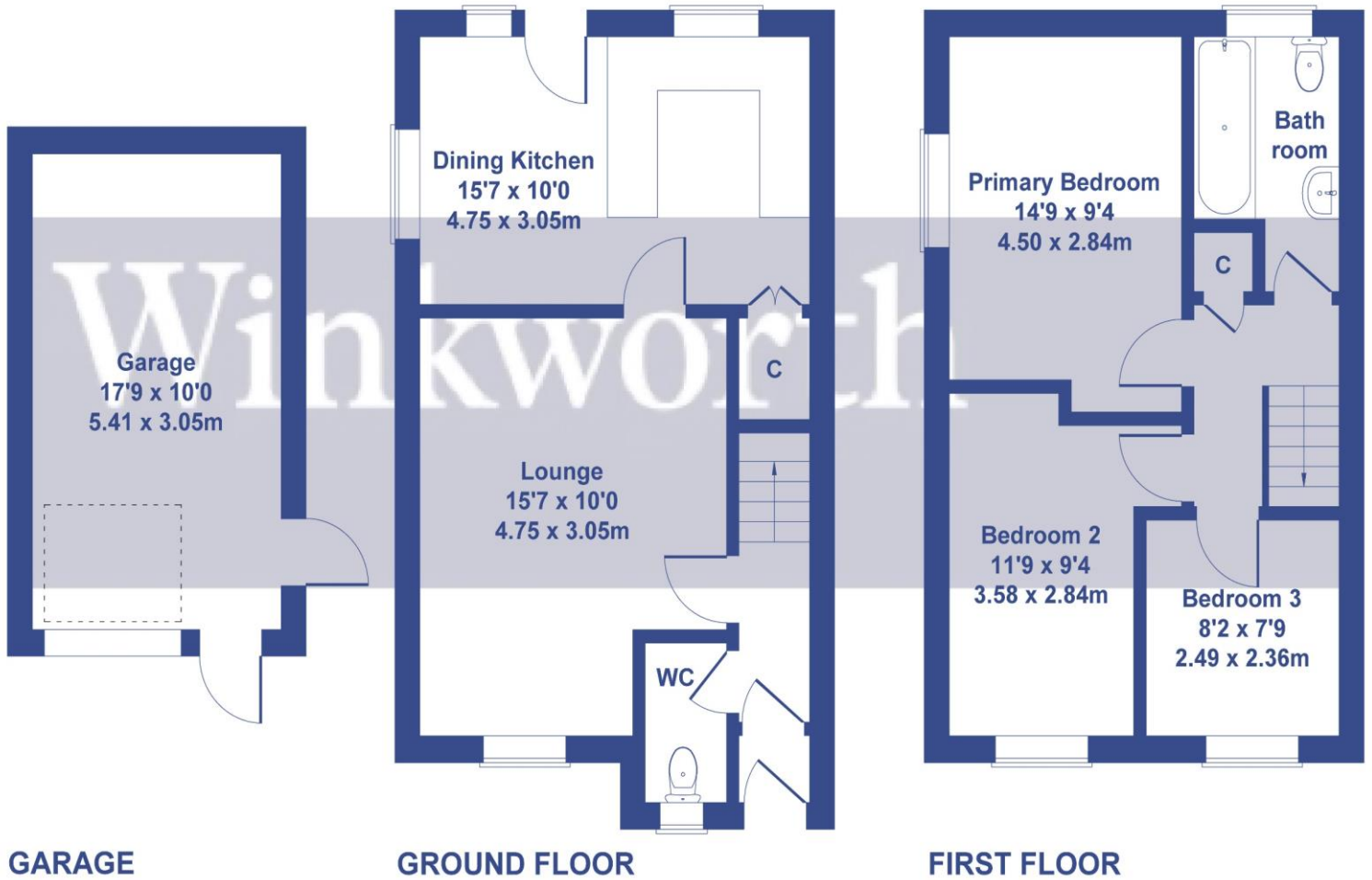
## LOCATION

The village of Lighthorne Heath is conveniently located a short drive from the popular towns of Leamington Spa and Stratford-Upon-Avon. The M40 provides access to London and Birmingham, and is less than a 5 minute drive (2 miles) from Southam Crescent. Leamington Spa Train Station is 15 minutes away (8.3miles) and provides a regular, direct train to London Marylebone (1 hour 15 minutes).

Jaguar Land Rover and Aston Martin's factories are both less than 5 minutes (1mile), making the property ideally suited for investors searching for a ready pool of professional tenants.

# Southam Crescent

Approximate Gross Internal Area  
1011 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2024  
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**COUNCIL TAX**- Band C  
**LOCAL AUTHORITY** – Stratford-Upon-Avon District Council  
**SERVICE CHARGE** – N/A  
**LEASE**- Freehold  
**STAMP DUTY**- TBC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.