



Kinross Road, Leamington Spa, CV32 7EE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A stylish and characterful 1930's bay fronted semi-detached house situated in a highly sought-after residential suburb in the North East of Leamington Spa.

The property is presented in beautiful condition throughout and is within the school catchment area for both Telford School and North Leamington School.

The accommodation comprises in brief: Entrance hall, useful cloakroom/wc, living room with bay window and open plan kitchen/dining room.

To the first floor there are three bedrooms and a family bathroom

Outside, the property benefits from driveway parking to the front and a delightful and sizeable lawned garden to the rear with timber decked area.





Key Features

- Delightful 1930's semi detached property
- Very sought after North Leamington location
- Catchment for Telford & North Leamington schools
- Generous rear garden
- Living room, open plan kitchen/dining room
- Driveway to the front
- Viewing essential to appreciate this lovely home
- Easy walk into Leamington town centre
- Hand painted bespoke kitchen
- New boiler installed in 2024

**Guide Price
£475,000**

Entrance hall

Claokroom/w.c/utility

Living room

12'11" into bay x 11'2"

Dining room

11'4" x 10'5"

Kitchen

11'1" x 5'11"

Bedroom

13'0" into bay x 10'5"

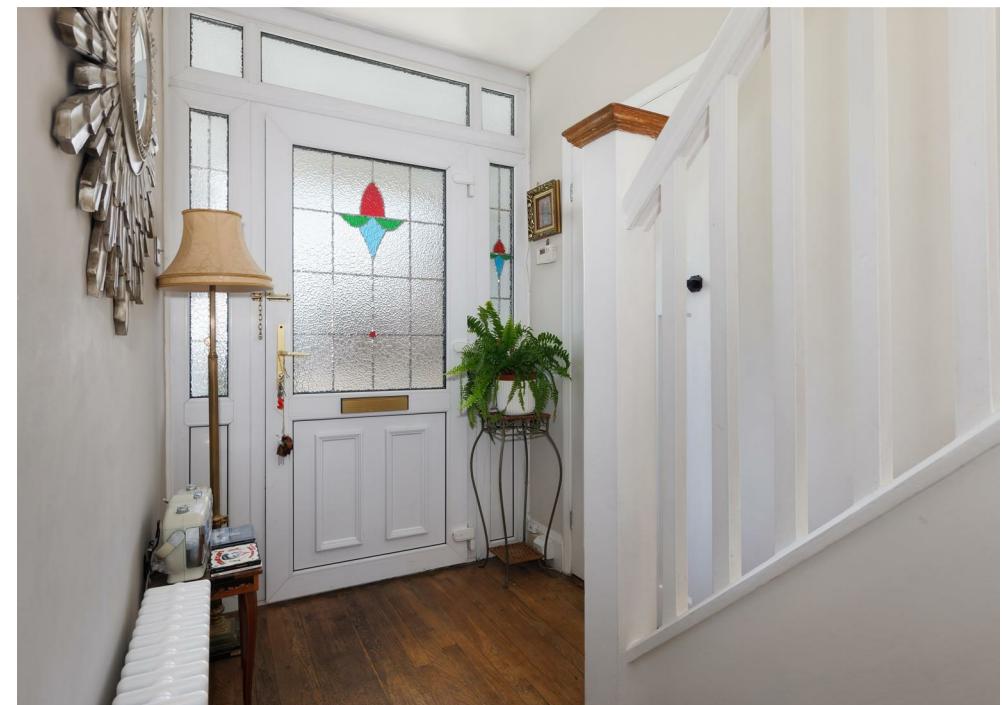
Bedroom

11'4" x 10'5"

Bedroom

7'4" x 6'0"

Bathroom



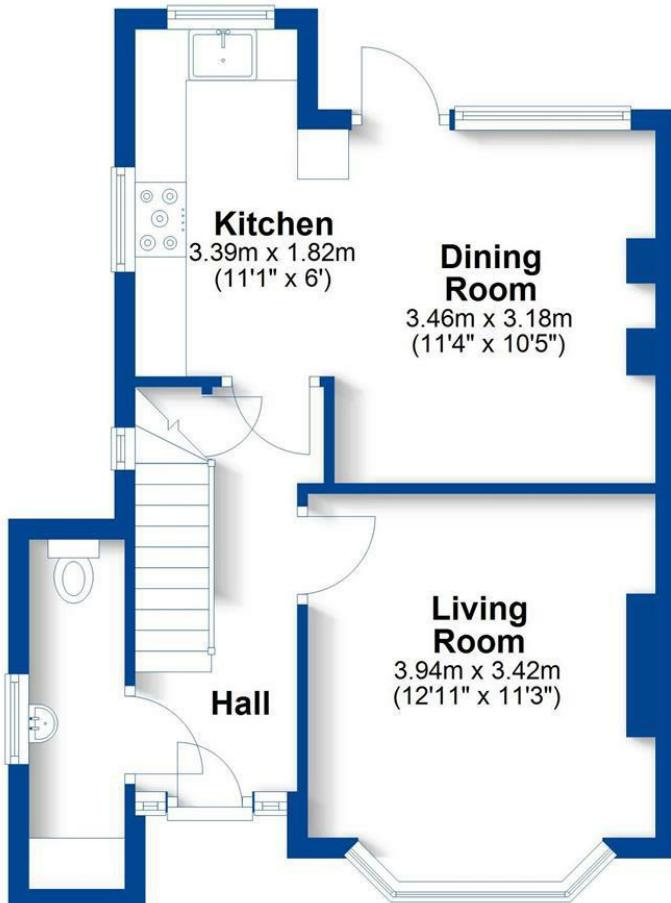




Floorplan

Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)

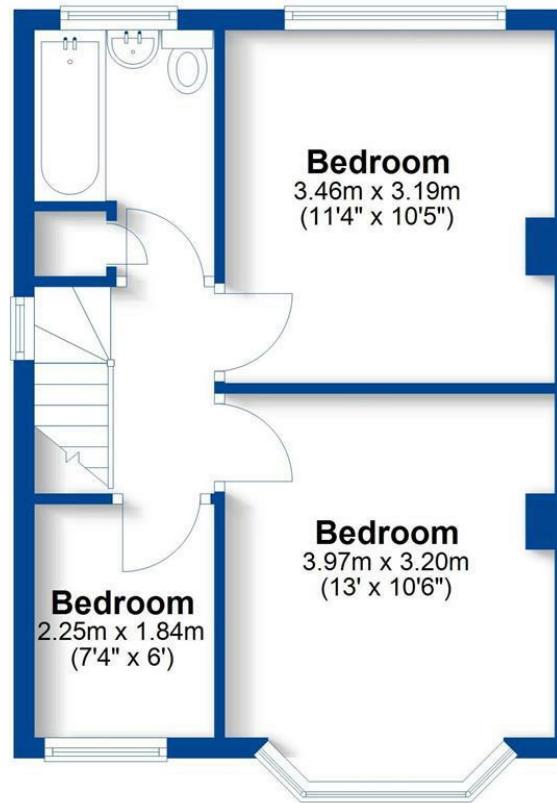


Total area: approx. 75.6 sq. metres (814.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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