



Kinross Road, Leamington Spa, CV32 7EE

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY AUGUST *** Stunning three bedroom semi-detached home which has been fabulously extended to provide great family and entertaining living space. Situated to the North of Leamington Spa, this positioning offers a wealth of commute access, excellent choice of local amenities and much desired school catchment areas.

This wonderful family home comprises in brief: Spacious entrance hall with under stair storage. Reception room to the front elevation with feature fireplace surround which would be perfectly suited as an office. Open plan kitchen/living and dining room to the rear of the property. This light and bright extension provides the perfect hub for family living with sliding patio doors. Modern and stylish kitchen with shaker units, island and quartz work surfaces, appliances included (American style fridge/freezer and dishwasher). Separate utility/boot room which houses the washing machine, provides additional storage, WC and entrance to further garage storage.

To the first floor: Two spacious double bedrooms, double bedroom to the rear elevation provides an abundance of built in wardrobe storage and garden views. Double bedroom to the front features original wooden flooring and character bay window, further single bedroom makes for a spacious infant's room or additional office. Deluxe bathroom with stand alone bath tub and separate shower.

Generous private garden with paved terrace and lower level garden mainly laid to lawn with mature shrubbery and flora. With off road parking for multiple cars this property is offered Unfurnished. Energy Rating D. Council Tax Band C. (NO PETS ALLOWED)





Key Features

- AVAILABLE EARLY AUGUST
- Leamington Spa
- 3 Bedrooms
- Semi-Detached House
- Unfurnished
- Desired Location & Excellent School Catchment
- Spacious Private Garden & Driveway Parking
- Energy Rating D
- Council Tax Band C
- NO PETS ALLOWED

£1,850 PCM

