



Burns Road | Leamington Spa
Price £350,000


DISTINCT
Property Consultants

Three-bedroom semi-detached home in a quiet North Leamington cul-de-sac with private garden and off-road parking and with the opportunity to put own stamp on it.

EPC rating C.

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Garden
- Front Garden
- Parking For 3 Cars
- Quiet Cul De Sac
- Convenient Location

The accommodation comprises of:

ENTRANCE HALL

Welcoming hallway with stairs rising to the first floor and door leading into the living room.

LIVING ROOM

Spacious room with carpeted flooring, a feature fireplace, and a double-glazed window to the front aspect. Open archway into the dining room.

DINING ROOM

Well-proportioned and elegant, with matching carpeted flooring, feature fireplace, and double-glazed French doors opening to the rear garden.

KITCHEN

Fitted with a range of base and wall units, roll-edged work surfaces, 1½ bowl sink with mixer tap, and appliances including cooker, washing machine, and fridge/freezer. Double-glazed window to the side and door leading to the rear garden.



FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM ONE

Generous double bedroom with rear aspect double-glazed window, carpeted flooring, and fitted wardrobes, drawers, and bedside tables.

BEDROOM TWO

Spacious double bedroom with front aspect double-glazed window and carpeted flooring

BEDROOM THREE

Single bedroom with front aspect double-glazed window and carpeted flooring.

FAMILY BATHROOM

Three-piece suite comprising panelled bath with shower and curtain, pedestal wash basin, and low-level WC. Part tiled with frosted double-glazed window to rear.

Outside

To the front is a lawned garden with paved path to the door and parking for two vehicles on the driveway. The private rear garden includes a patio, lawn, mature shrubs, and side access. An additional off-road parking space is available at the rear.

Neighbourhood

Set in a quiet, well-maintained cul-de-sac with similar style family homes and minimal traffic—ideal for those seeking peace and a sense of community

Location

Situated in sought-after North Leamington, this home offers easy access to local schools, shops, and amenities. Excellent transport links to A46, M40, and M69, with Leamington Spa train station just a short drive away for direct services to Birmingham and London.



Situation & Property Information

No chain
Freehold
EPC Rating: C

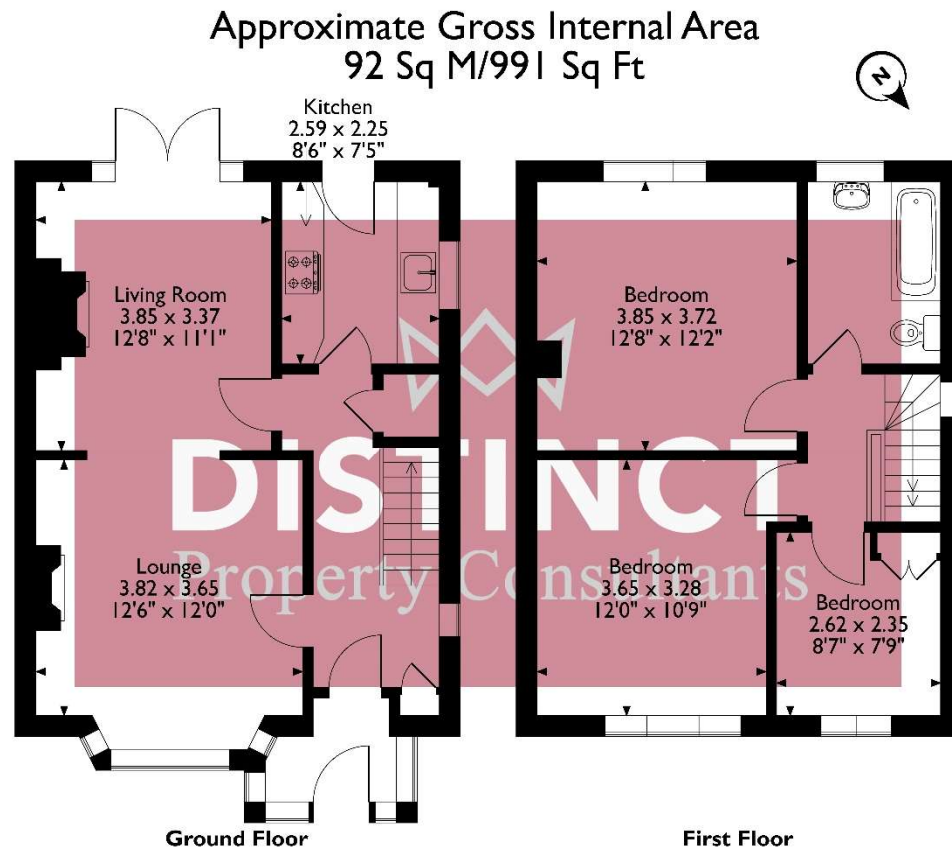
Viewings

Strictly by appointment only.

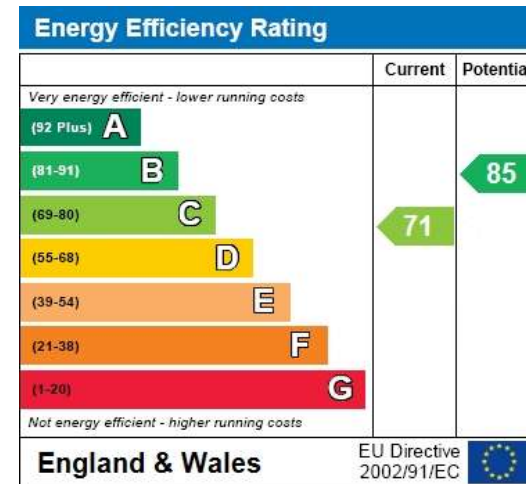
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Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and right to rent checks, applicants will be asked to provide proof of ID and proof of address.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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