



# Kinross Road

NORTH LEAMINGTON SPA, CV32 7EN

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert









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**This delightful three bedroom home in the sought-after area of North Leamington is perfect for growing families, offering spacious living and easy access to top-rated schools, parks, and all local amenities, including a brand new state of the art family healthcare facility.**

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#### Property at a glance

Semi Detached Family Home in Popular Location

Three Bedrooms

Living Room

Extended Open Plan Family / Kitchen / Dining / Snug Area

Utility Room & Downstairs Shower Room

Driveway Parking For Two Cars

Substantial Sized & Well Established Rear Garden

Ideal Family Home

No Onward Chain

EPC Rating – D







With no onward chain, this property is ready for you to move straight into. It has been extended to the rear and it is very well presented throughout.

The ground floor features a welcoming entrance hallway, a convenient downstairs WC, shower room and utility area, a living room to the front with bay window and a spacious open plan integrated kitchen / dining / snug area with built in cooker, hob, fridge and dishwasher. It really is the perfect family area with 4 sky lights and bi fold doors and under floor heating making it the ideal entertaining area.

Upstairs there are two fantastic sized double bedrooms, the master benefitting from built in wardrobes and further single bedroom, there is a good sized re fitted family bathroom with under floor heating too.

It has a substantial and stunning rear garden that has a decked area with large pergola, lawn area and vegetable patch, the garden is surrounded by mature trees, shrubs and borders and is ideal for enjoying a family party or BBQ, it also has a shed and green house. To the front it has driveway parking and a bit of storage space left in the garage.

Kinross Road itself has a wonderful community feel, and its location places it within walking distance to Leamington Spa town centre, and in a great choice of school catchment areas including: Primary schools - Lillington Primary School and Our Lady and St Teresa's Catholic Primary School, and Secondary schools - North Leamington School; Trinity Catholic School, along with Alcester and King Edward Grammar Schools and Stratford Girls.

Further benefits to this property are the fact it has recently had a brand new roof with ten year warranty, gas central heating and double glazing throughout and lots of the windows have recently fitted 'Plantation' wooden shutters on too.





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## The Seller's View

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“This has been our family home for over 30 years, and we have loved every moment. The area is great, it's safe, quiet, well located and with a community feel.

Our favourite part is the open plan family area and garden which is such a talking point, and a perfect entertaining space for parties and BBQ's in the lovely garden”.



“Our favourite part The open plan family area & garden



Services

Main water, gas and electric

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council.

Tax band - D.

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210  
nathaniel@thepropertyexperts.co.uk

Tenure Freehold.

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider  
Broadband Availability: Broadband is available in the area via cable.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenties/Distances

The property is close to all local amenities, schools, parks and within easy walking distance of the main shopping Parade.

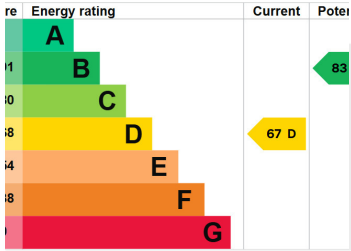


Internal Living Space 1,246 square feet / 115.79 square metres



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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the **Area**

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## Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.





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# Nathaniel Cleaver

The **Leamington Spa** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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