



Kingfishers Reach, Leamington Spa, CV31 1AE

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 10th SEPTEMBER ***

Modern, well proportioned three bedroom link detached family home. Situated within the popular Millpool Meadow residential development on the South Eastern outskirts of Leamington Spa which provides excellent commute access to the Fosse Way.

The accommodation comprises in brief: Entrance hall, living room with private outlook, feature fireplace and under stair storage cupboard, spacious breakfast kitchen with full height fridge/freezer included and space for a dishwasher, cloakroom/WC with hand basin, access to the integral garage (which houses the washing machine) and access to the rear private garden via patio doors.

To the first floor: Main bedroom to the front elevation with fitted wardrobes and ensuite shower room, two further double bedrooms and family size bathroom with full suite including shower over bath. Private rear garden with patio and lawn along with fantastic views of the nature reserve.

With integral garage and off street parking this property is offered UNFURNISHED. Council Tax Band C. Energy Rating C. One dog carefully considered. Not suitable for more than two sharers.



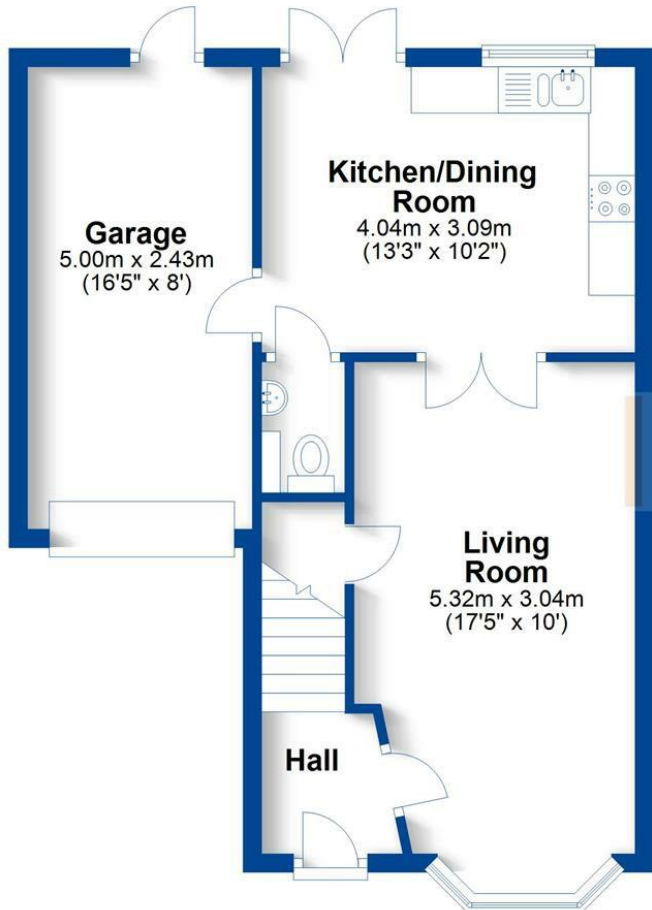


Key Features

- AVAILABLE 10th SEPTEMBER
- Leamington Spa
- Three Bedrooms, Two Bathrooms & WC
- Link Detached House
- UNFURNISHED
- Great Family Friendly Location
- Private Rear Garden & Integral Garage
- Council Tax Band C
- Energy Rating C
- ONE DOG CONSIDERED ONLY

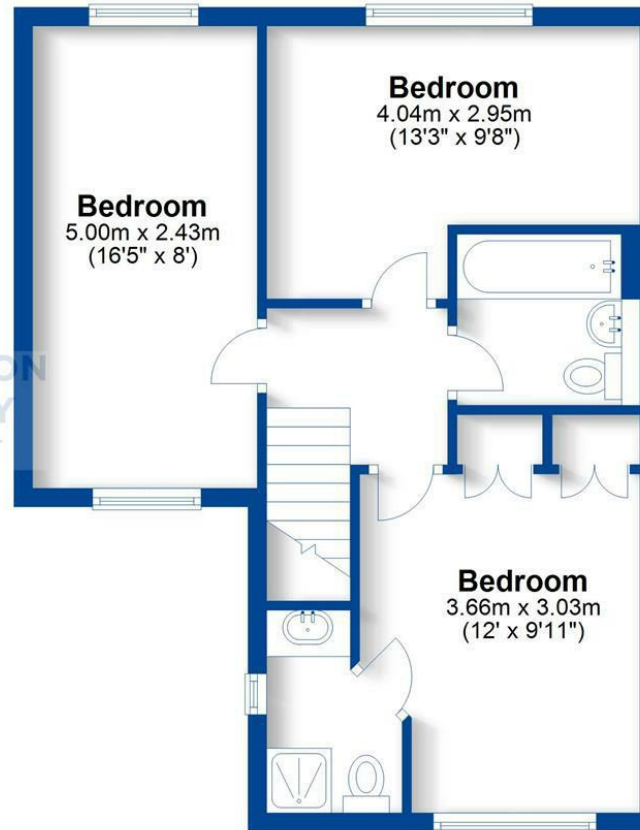
Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced

£1,350 PCM