

A much improved and substantially extended, traditionally styled semi-detached family residence, providing spacious well-appointed four bedroomed and two bathroomed accommodation, featuring impressive open plan living/kitchen on generous corner plot in highly regarded North East Leamington Spa location.

[Kinross Road](#)

Is a popular and established North East Leamington Spa location, conveniently sited approximately a mile from the town centre, close to a good range of local facilities and amenities including local shops, well regarded schools for all grades and a variety of recreational facilities. This

particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 131 Kinross Road, which is an opportunity to acquire a traditionally styled, 1930's built bay fronted semi-detached residence which has been substantially extended by the present owners to provide spacious well appointed, four bedroomed and two bathroomed accommodation with three reception rooms. The property also features sealed unit double glazing, gas fired central heating and occupies a generous corner plot including garage and ample off-road car parking and landscaped garden of note. The property has been well

maintained by the present owners and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

[Open Porch](#)

Leads to the...

[Reception Hall](#)

With staircase off, with balustrade, wood effect laminate flooring, understairs cupboard, timber and glazed panelled entrance door.



Study

10' x 8'6" (3.05m x 2.59m)

With bay window, radiator, matching flooring.

Utility Room

10' x 4'6" (3.05m x 1.37m)

With base cupboard and drawer unit, single drainer stainless steel sink unit with mixer tap, gas fired central heating boiler and programmer, high level cupboards, tiled floor and splashbacks, radiator and low flush WC.

Dining Room

12'3" x 10'10" (3.73m x 3.30m)

With matching flooring, bay window, radiator, twin timber panelled connecting doors leads the...

Lounge

19'6" x 12'9" (5.94m x 3.89m)

With twin French doors with vertical blinds overlooking rear garden, downlighters, TV point, matching flooring, timber and glazed panelled doors lead to the...

Impressive Open Plan Living/Kitchen

17'3" x 13'3" (5.26m x 4.04m)

Having tiled floor, radiator, patio doors overlooking rear garden, vertical blinds, extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces and returns, matching range of high level cupboards, built-in fridge freezer, combination double



oven, five ring induction hob with extractor hood over, glazed splashback, built-in dishwasher, wine cooler, inset single drainer colour matched one and a half bowl sink unit with mixer tap with waste disposal (waste disposal currently turned off), radiator, extractor fan.

Stairs and Landing

With access to roof space with ladder, boarded, balustrade, built-in shelved linen cupboard.

Bedroom

13'6" x 10'10" (4.11m x 3.30m)

With range of built-in wardrobes with hanging rails and drawers, double radiator, bay window, built-in desk.



Bedroom

14'1" x 10' (4.29m x 3.05m)

With triple built-in wardrobe, hanging rail, shelf, radiator.

Bathroom/WC

8'3" x 6'3" (2.51m x 1.91m)

With white suite comprising panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit and Travertine tiled with Travertine tiled floor, downlighters, extractor fan, chrome heated towel rail.

Bedroom

11' x 9' (3.35m x 2.74m)

With radiator.

Master Bedroom

10'10" x 13'9" plus w'robes (3.30m x 4.19m plus w'robes)

With two double built-in wardrobes, hanging rail, shelves, bay window, radiator.

En-Suite Shower Room/WC

6'8" x 7'3" (2.03m x 2.21m)

With tiled shower enclosure with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rail, being full tiled with tiled floor, downlighters, extractor fan.



Outside (Front)

The property occupies a pleasant corner position.

Adjoining Garage

10'9" x 8'9" (3.28m x 2.67m)

With electric light and power point, pedestrian side access leads to the...

Outside (Rear)

With landscaped rear garden with extensive paved patio, bounded by balustrade and dusk/dawn lighting set into sleepers, with steps leading to shaped lawn and block paving with ornate timber frame covered area, electric light, power point and bounded by close boarded fencing.



Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

Parking

To the front of the property is a block paved standing for three cars.

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

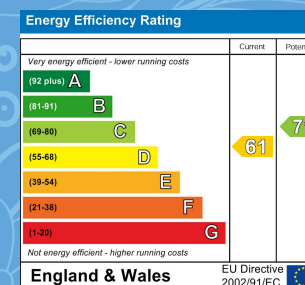
Location

CV32 7EW

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

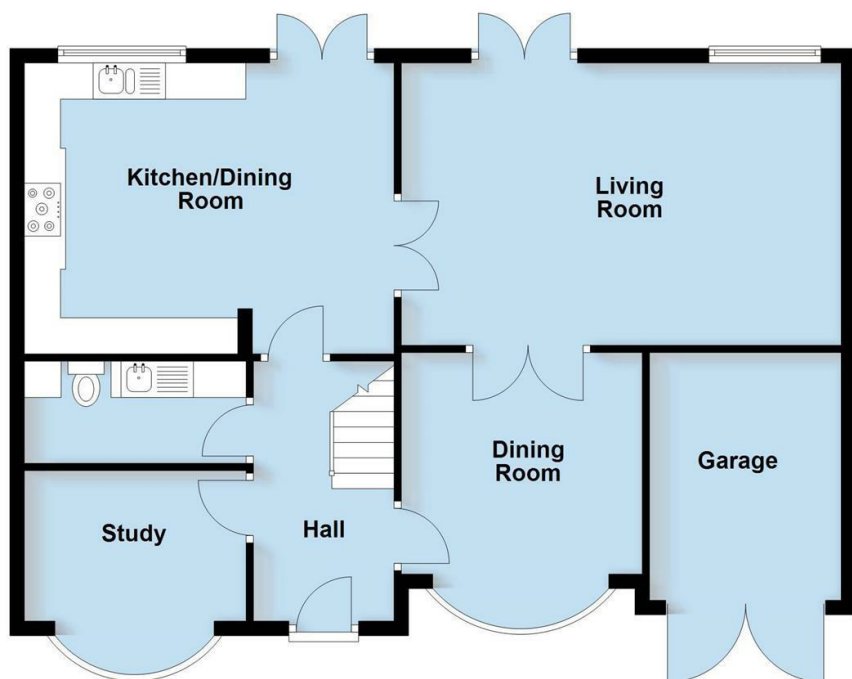
01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

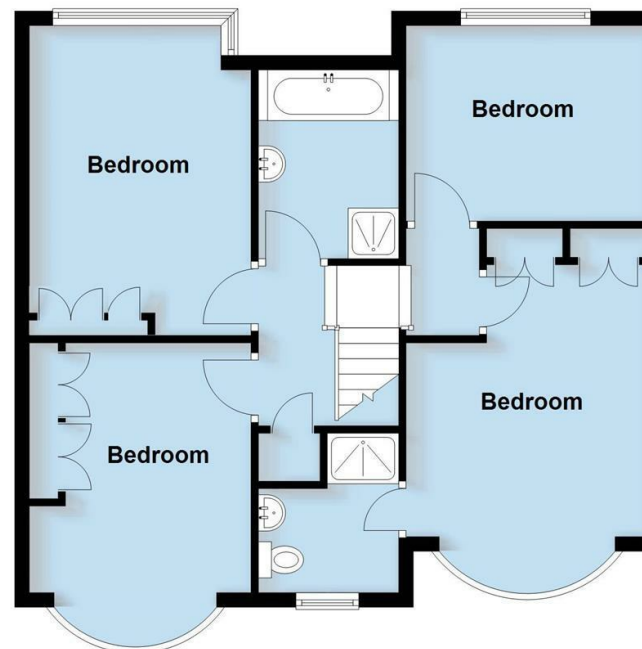
Ground Floor

Approx. 84.7 sq. metres (911.7 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.4 sq. feet)



Total area: approx. 147.8 sq. metres (1591.0 sq. feet)

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