



## Kinross Road, Leamington Spa

£1,550 PCM

- Traditional Semi Detached House
- Redecorated & Recarpetted
- Three Well Proportioned Bedrooms
- Fitted Kitchen & Utility
- Mature Rear Gardens
- Double Glazed & Gas Central Heating
- EPC Rating D
- Two Reception Rooms
- Front Driveway & Hardstanding
- Available 31st August 2026

# Kinross Road, Leamington Spa, CV32 7ET

Located at the end of this highly regarded road this three bedroom traditional semi detached house. With a recessed porch, hallway with all doors off. The dining room has a six seater dining table and bay window. The rear lounge has a French door onto the rear garden. A shaker style kitchen has a Rangemaster oven, pantry and a separate utility room. In the first floor are three well proportioned bedrooms and a tiled bathroom with shower. Outside is a driveway and hardstanding to the front. The rear garden has a patio, formal lawn and mature shrub borders. It has a gate onto a small wooded area. Included is a large good quality shed. THE GARAGE IS EXCLUDED FROM THE TENANCY. Available 31st August 2026



Council Tax Band:



## **ENTRANCE HALL**

With stairs rising to the first floor landing with a double glazed window at the foot and understairs storage cupboard, engineered wood flooring, radiator and doors off to:

## **LOUNGE**

French door with matching side light windows to the rear, radiator and a wood burning stove set on a slate tiled hearth.

## **DINING ROOM**

With a uPVC double glazed bay window to the fore with a radiator beneath. Coving to ceiling and a six seater dining table.

## **FITTED KITCHEN**

Fitted with shaker style wall and base units. The base units have a roll topped work surface over with an inset composite sink unit set beneath the double glazed window to the side. Five burner rangemaster oven with brushed steel canopy and splashbacks, dishwasher and under counter fridge. Quarry tiled floor and a pantry. Opening leads into the rear lobby and utility room.

## **UTILITY ROOM/CLOAKROOM**

With tiled flooring and a washing machine and timber dryer.

## **LANDING**

Double glazed window on the turn, access to loft void and doors off to

## **BEDROOM ONE**

Double glazed bay window to the fore with a radiator beneath, double wardrobe with top boxes.

## **BEDROOM TWO**

With a double glazed window to the rear with a radiator beneath. Fitted wardrobes to chimney recess.

## **BEDROOM THREE**

Double glazed window to the rear and a radiator.

## **BATHROOM**

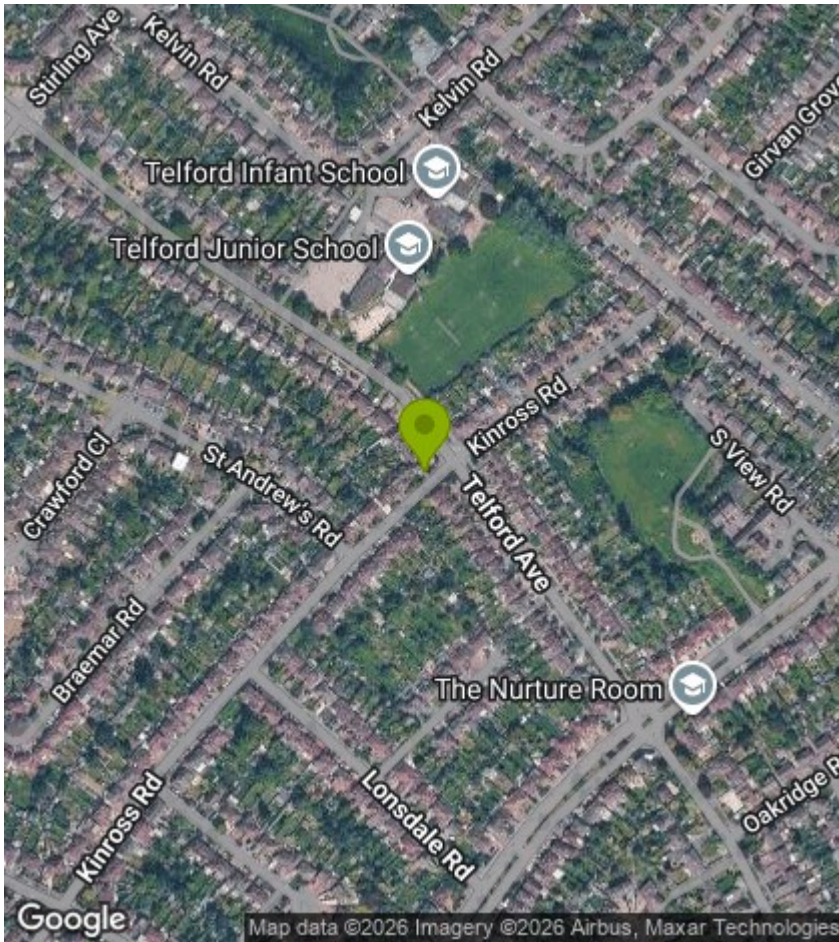
Fitted with a white suite that comprises a panelled bath with an electric shower over, half pedestal wash hand basin and a close coupled wc. Fully tiled walls and vinyl flooring. Frosted double glazed window to the fore, heated towel rail and an extractor.

## **REAR GARDEN**

With a generous decked patio off the property. A pathway flanks the formal lawn. There are shaped and

well stocked borders and a large timber shed with power provided.

## **GARAGE IS EXCLUDED FROM THE LET**



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

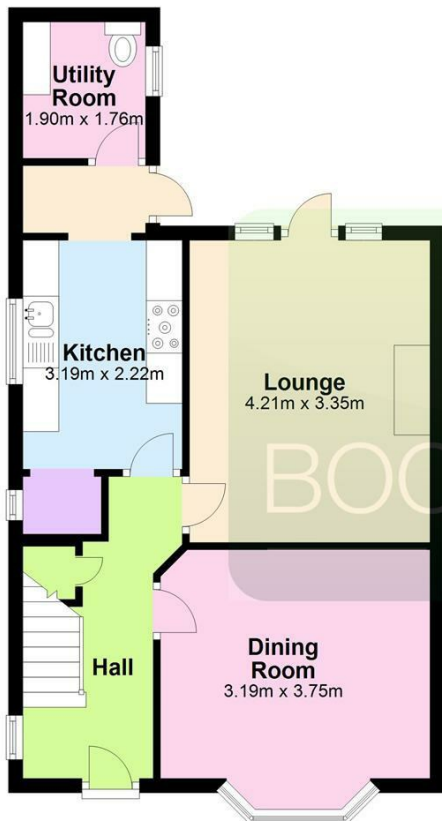
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 48.0 sq. metres



### First Floor

Approx. 42.9 sq. metres



Total area: approx. 90.9 sq. metres