

PCM

£3,995 PCM

Church Lane

Leamington Spa, CV32 7RG

## PROPERTY SUMMARY

An exceptional opportunity to rent this beautifully appointed detached family home, discreetly positioned within one of North Leamington's most desirable locations.

Expertly extended and interior designed throughout, this elegant residence offers a harmonious blend of sophistication and practicality, ideal for contemporary family living.

The property boasts four generous double bedrooms, including a luxurious principal suite complete with an en suite shower room. A versatile ground-floor bedroom provides flexibility for guests or multi-generational living.

The formal reception room to the front features a graceful bay window and French doors opening onto a delightful patio terrace –

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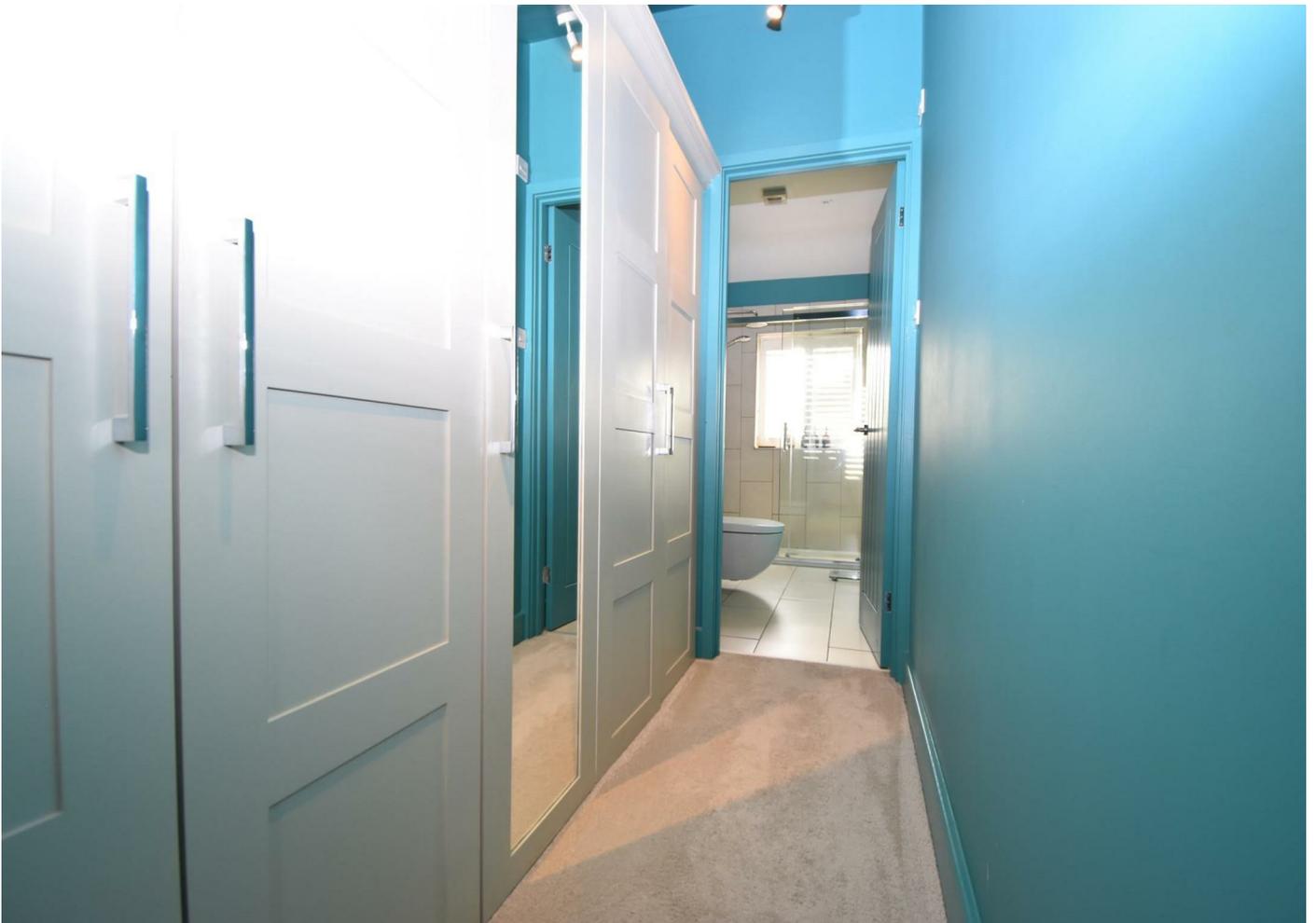


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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