BOOTHROYD
& Company









6 Gardiner Road, Kineton, Warwick, CV35 0BF

£1,900 Per Month

- Detached Family Home
- Off Road Parking
- Open Plan Kitchen And Dining Area
- Four Good-Sized Bedrooms
- Council Tax Band F
- Sought-after Kineton Village Location
- Medium-Sized Rear Garden
- Principal Bedroom With En-suite
- EPC Rating D
- Available UNFURNISHED 4th December 2026.

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
lettings@boothroyd.co.uk
www.boothroyd.co.uk

6 Gardiner Road, Warwick CV35 0BF

Situated in the highly sought-after village of Kineton, Warwickshire, this attractive four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor features a welcoming lounge, a dedicated study perfect for home working, and a contemporary open-plan kitchen and dining area that provides an excellent space for both everyday family life and entertaining guests.

Upstairs, the property boasts four generously sized bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, offering comfortable accommodation for growing families.

Externally, the home benefits from a medium-sized rear garden, providing ample space for outdoor dining, relaxation, and children's play. A garage adds valuable storage.

Available UNFURNISHED 4th December 2026.

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Council Tax Band: F







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Parking
Tarmac driveway offering parking for 3 cars. Ohme EV charger.

Hallway
Composite front door, laminate flooring, radiator, understairs cupboard housing the fuse board, large storage cupboard housing the LG washing machine and offering generous storage space,

Study
Laminate flooring, radiator, double glazed windows, window shutters, light fitting.

Downstairs WC
Tiled flooring and walls, radiator, WC, wash hand basin with mixer tap, mirrored bathroom cabinet, light fitting.

Open Plan Kitchen And Dining Area
Tiled flooring, double glazed windows with shutters, roman blinds, two radiators, two light fittings, spot lights, TV point, Kitchen units offering plenty of storage, Hotpoint double oven, Hotpoint hob, Siemens extractor fan, integrated fridge freezer, Beko dishwasher, Belfast 1 1/2 sink with mixer tap, BAXI combination boiler, skylight windows, double glazed door with venetian blinds leading to garden.

Lounge
Carpet, double glazed door with venetian blinds leading to garden, two radiators, light fitting,.

Landing
Carpet, radiator, airing cupboard with shelves, access to loft.

Family Bathroom
Tiled flooring and walls, towel rail, wash hand basin with mixer tap, large mirror, WC, bath with taps and shower hose, separate shower cubicle with mains fed shower, double glazed window with blinds. spot lights.

Bedroom 4
Carpet, double glazed windows with blinds, radiator, light fitting,

Bedroom 3
Carpet, radiator, double glazed window with blinds, built in mirrored wardrobe with chest of drawers, light fitting.

Bedroom 2
Carpet, double glazed windows with roller blind, radiator, light fitting

Master Bedroom
Carpet, double glazed window, venetian blinds, built in wardrobes, radiator, light fitting,

En-suite Shower Room
Tiled flooring, towel rail, double glazed window with blind, vanity cabinet, wash hand basin with mixer tap, WC, shower cubicle with mains fed shower, tiled splash backs.

Garden
Perimeter fencing, patio, lawn, side gate leading to driveway.

Garage
Garage with metal up and over door.







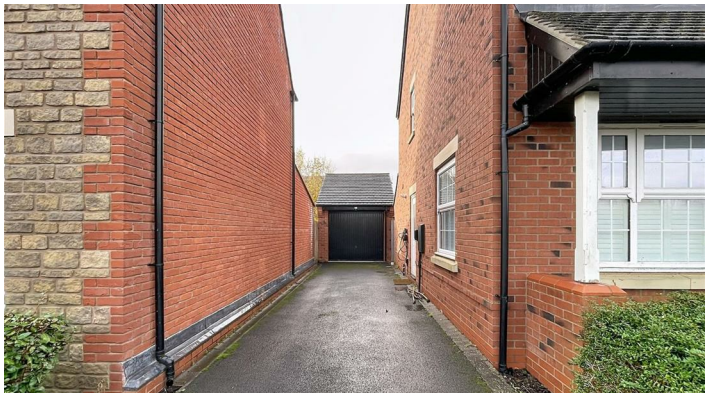














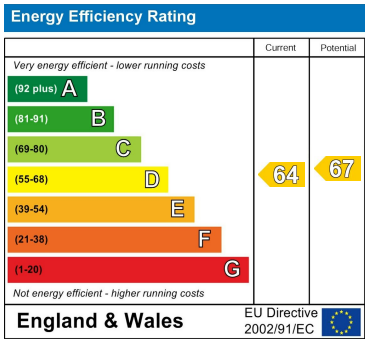
Directions

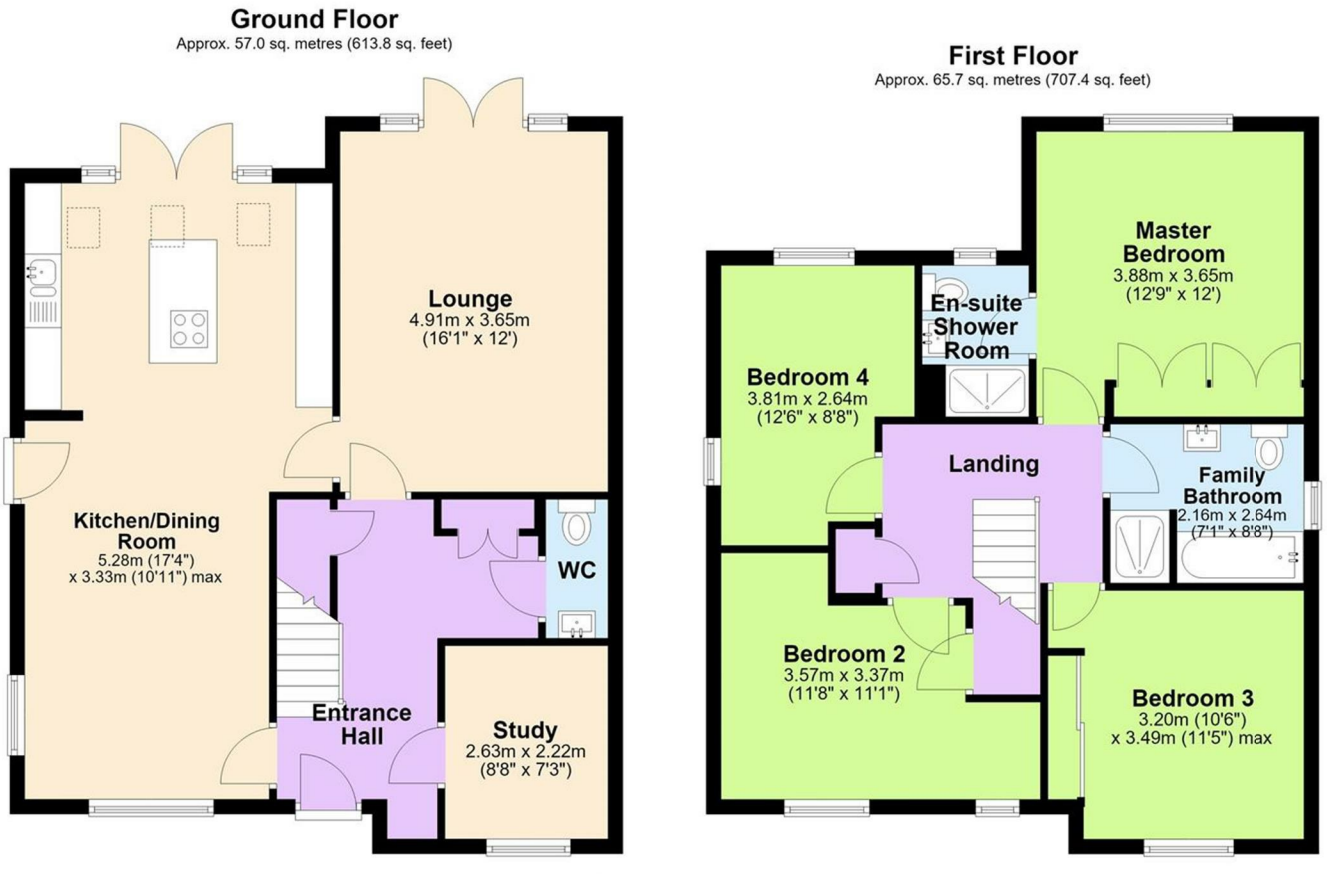
Viewings

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

EPC Rating:

D





Total area: approx. 122.7 sq. metres (1321.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way

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