



49 Kinross Road
Leamington Spa **CV32 7EF**
Guide Price £390,000

49 Kinross Road

Lillingston

This charming 1930's semi-detached home is located within this sought after and desirable North-East pocket offering fabulous walking distance to two great local schools. Having off road parking upon arrival and nestled within similar aged properties there is still oodles of scope to extend should be required. Upon arrival the charming and welcoming entrance hallway gives way to a through living / dining room with large bay window to the front, original timber flooring and doors out to the rear garden. There is also an extended galley kitchen with an array of storage. The first floor offers two double bedrooms, a third single and a family bathroom. The property has a fabulous sized rear garden which offers paving and lawns with mature borders. Finally it is offered with no onward chain.

Features

1930's Semi Detached Property
Popular & Sought After Location
Close to Great Local Schools
Well Presented Throughout
Through Living / Dining Room
Three Bedrooms
Fabulous Sized Garden
No Onward Chain



LOCATION

Kinross Road lies in the popular north Leamington Spa area lying to the north-east of Leamington town centre with local amenities nearby together with some great local schools nearby; both primary and secondary.

GROUND FLOOR

Entrance Hallway

2.99m x 1.61m (9'9" x 5'3")
A welcoming entrance hallway with stairs rising to the first floor and storage beneath, wooden laminate flooring and doors leading into:-

Living Room

3.44m x 4.45m (11'3" x 14'7")
A light and airy living dual room with large character curved bay window to the front, solid timber flooring leading through to the dining room, gas fireplace and large opening to :-

Dining Room

3.48m x 3.17m (11'5" x 10'4")
Leading directly through from the living room with continued solid timber flooring, brick faced fireplace, double glazed windows and door leading out to the private garden and door into :-

Kitchen

4.67m x 1.87m (15'3" x 6'1")
This extended galley kitchen has an array of grey base cabinets with complementary black work tops, slate tiled splash backs, inset stainless sink and integrated hob and extractor hood. There are spaces for fridge freezer and washing machine and continued laminate wood effect flooring.

FIRST FLOOR

Bedroom One

4.47m x 3.18m (14'7" x 10'5")
A large and airy double bedroom with character feature curved bay window and solid timber flooring.

Bedroom Two

3.63m x 3.15m (11'10" x 10'4")
A further double bedroom located to the rear of the property with lovely views over the garden, timber flooring and fitted wardrobe housing boiler.

Bathroom

2.39m x 1.81m (7'10" x 5'11")
With laminate flooring and tiled walls this modern white suite includes a bath with shower over and glass screen, wash hand basin and wc.

Bedroom Three

2.28m x 1.84m (7'5" x 6'0")
Set to the front of the property, this third bedroom / home office has laminate flooring.

OUTSIDE

To the front upon arrival there is a set driveway with mature front garden having planted borders and lawn. There is a side gate leading to the side and rear accessing the rear garden. To the rear there is a substantial mature garden with large paved patio giving access to a large lawn with mature borders, plants and shrubs.

DIRECTIONS

Please use CV32 7EF for satellite navigation purposes.

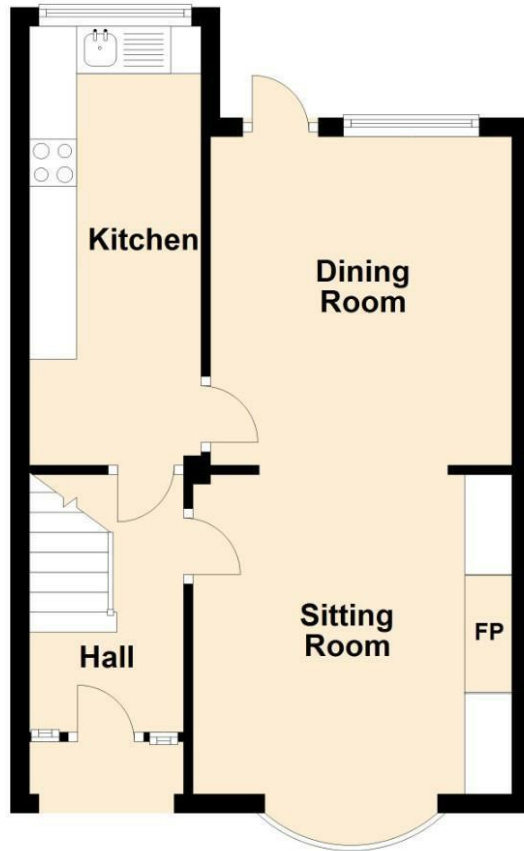




Floorplan

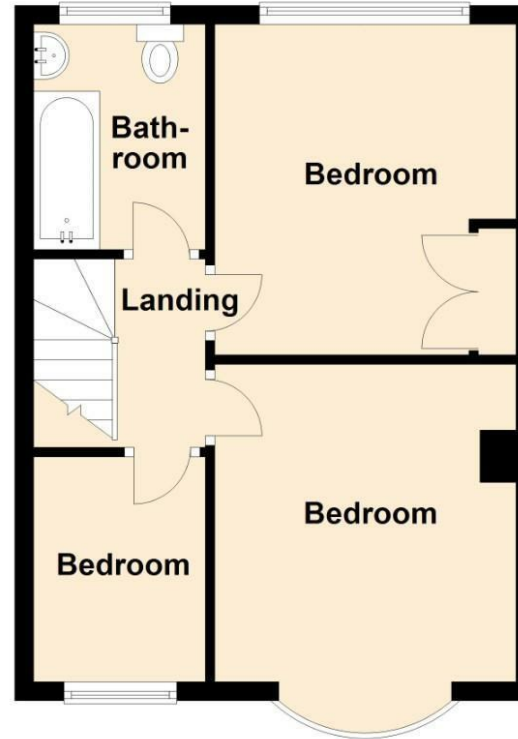
Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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