



73 Kinross Road

Leamington Spa **CV32 7EN**

Guide Price £430,000

73 Kinross Road

Lillington

Being popularly located within the heart of Lillington, this traditional double-bayed semi-detached family house is offered for sale with the benefit of no onward chain. The gas centrally heated and largely UPVC double glazed accommodation provides excellent scope for future enhancement and possible extension, subject to the appropriate consents, and includes a lounge and dining room, separated by sliding doors, kitchen with lobby and cloakroom off, three first floor bedrooms, shower room and separate WC with modern fittings. Externally there is block paved parking to the front, an adjoining garage and a substantial rear garden. Overall this is an excellent opportunity to purchase a semi-detached home with potential and being conveniently located close to well-regarded local schools.

LOCATION

Lillington lies a short distance north of central Leamington Spa, being an established and popular residential location with local amenities at its heart including shops, social amenities and, perhaps most importantly, well-regarded schools. Facilities within Leamington town centre are easily accessible, there also being good road links available to major routes and neighbouring towns and centres. Leamington Spa railway station provides regular rail links to many destinations including London and Birmingham.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With inner entrance door to:-

ENTRANCE HALLWAY

With laminate flooring, staircase off ascending to the first floor, central heating radiator, fitted storage cupboard and doors to:-

DINING ROOM

3.02m x 4.19m (9'11" x 13'9")

into UPVC double glazed bay window.

With central heating radiator and glazed sliding doors giving access through to:-

LOUNGE

4.39m x 3.05m (14'5" x 10'0")

With central heating radiator and UPVC double glazed door opening into:-

CONSERVATORY

3.00m x 2.39m (9'10" x 7'10")

Forming a pleasant addition to the rear of the house with UPVC double glazed windows surrounding and UPVC double glazed French style doors opening into the rear garden.

KITCHEN

2.87m x 1.96m (9'5" x 6'5")

Fitted with a range of units in a white wood grain panelled style finish comprising base cupboards and drawers with roll edged wood

grain effect worktops over, ceramic tiled splashbacks and inset 1½ bowl stainless steel sink unit with mixer tap, inset four burner gas hob with fitted electric oven below and concealed filter hood above, coordinating wall cabinets to one side along with a range of older wall cabinets to the other, door to shelved pantry, central heating radiator, ceramic tiled floor and door to:-

REAR LOBBY

With fitted double cupboard to match those in the kitchen, central heating radiator, ceramic tiled floor, door to the conservatory and access to:-

CLOAKROOM/WC

With close coupled WC, corner wash hand basin and obscure glazed window.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in cupboard over the stairs, obscure UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (FRONT)

4.19m into bay window x 3.02m max (13'9" into bay window x 9'11" max)

- to rear of fitted wardrobes.

Having a range of fitted wardrobing and overhead storage cupboards to one side, UPVC double glazed bay window and central heating radiator.

BEDROOM TWO (REAR)

4.42m max into bay window x 3.05m max (14'6" max into bay window x 10'0" max)

to rear of wardrobes.

Having a range of fitted wardrobing to one side with sliding doors fronting, UPVC double glazed bay window and central heating radiator.

BEDROOM THREE (FRONT)

2.11m x 1.98m (6'11" x 6'6")

With UPVC double glazed oriel window and central heating radiator.

Features

Double-Bayed Semi-Detached House

Highly Popular Location

Two Intercommunicating Reception Rooms

Kitchen

Three Bedrooms

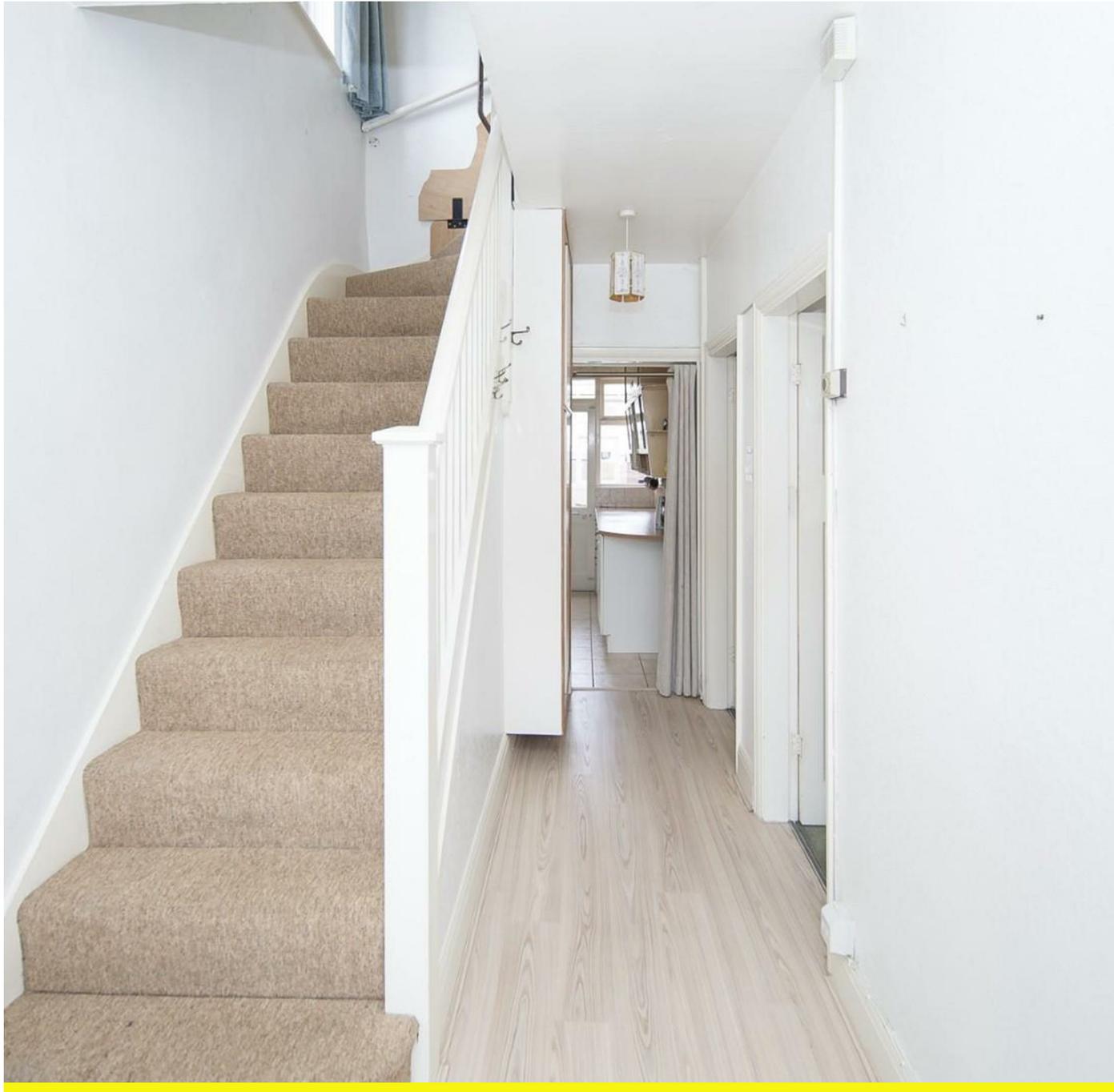
Shower Room with Separate WC

Block Paved Foregarden, Parking and Garage

Long Rear Garden

No Chain





Floorplan



Total area: approx. 115.8 sq. metres (1246.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

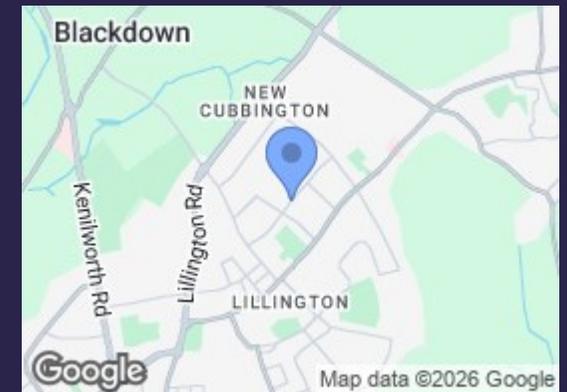
Specifically excluded unless mentioned in these sales particulars.

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 D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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