

KINGSTON MEWS, LEAMINGTON SPA CV31 1SP



- **EXTENDED FOUR BEDROOM SEMI DETACHED**
 - **STYLISHLY REVAMPED THROUGHOUT**
 - **MODERN BESPOKE KITCHEN**
 - **DINING ROOM**
 - **DOWNSTAIRS SHOWER ROOM**
 - **SPACIOUS LOUNGE**
 - **FOUR BEDROOMS!**
 - **FAMILY BATHROOM**
 - **DRIVEWAY AND GARDEN**
 - **CLOSE TO LOCAL AMENITIES**

4 BEDROOMS

PRICE GUIDE £350,000

Welcome to this stunning extended semi-detached family home located in the desirable Kingston Mews, Leamington Spa. This property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and style. The owner has beautifully improved the home, presenting a superb modern finish that is sure to impress.

As you enter, you will be greeted by a fantastic newly installed kitchen, which serves as the heart of the home. This contemporary space is perfect for both cooking and entertaining, providing a warm and inviting atmosphere for family gatherings. The property also features a well-appointed shower room and a separate bathroom, ensuring convenience for all residents.

Outside, you will find a private garden, offering a tranquil retreat for relaxation or outdoor activities. The garden is a wonderful space for children to play or for hosting summer barbecues with friends and family.

Situated close to local amenities, this home is conveniently located near supermarkets, doctors, and schools, making daily life easy and accessible. Whether you are looking for a family home or a place to settle down, this property in Kingston Mews is a fantastic opportunity that combines modern living with practicality. Don't miss the chance to make this beautiful house your new home.

Front

Occupying the corner plot within the cul-de-sac, the driveway is spacious and has had up to four cars on it.

Entrance Hallway

Welcoming entrance with radiator and light point.

Dining Room 10'5" x 7'10" (3.20 x 2.41)

A door leading to the garden area, spotlights to ceiling, radiator and two fitted built in storage compartments.

Sitting Room 13'7" x 13'3" (4.16 x 4.06)

A spacious sitting room with double glazed bi-fold doors leading to the garden area, light point and radiator.

Breakfast Kitchen 12'8" x 11'7" (3.88 x 3.55)

A stunning recently fitted bespoke kitchen benefiting from all integral appliances, kitchen island with storage and dual aspect double glazed windows.

Shower Room 8'6" x 3'11" (2.60 x 1.20)

A modern walk in shower, WC, spotlights to ceiling, sink and heated towel rail.

First floor 11'7" x 5'10" (3.55 x 1.80)

The first floor gives access to four bedrooms and the family bathroom. There is a loft which has a pull down ladder.

Bedroom One 13'7" x 10'0" (4.15 x 3.05)

With a double glazed window to the rear aspect, light point and a radiator.

Bedroom Two 11'7" x 10'5" (3.55 x 3.20)

With a double glazed window to the rear aspect, light point and a radiator.

Bedroom Three 10'9" x 6'5" (3.30 x 1.98)

With a double glazed window to the front aspect, light point and a radiator.

Bedroom Four 10'11"x.6'2" (3.33x.1.90)

With a double glazed window to the front aspect, light point and a radiator.

Bathroom 8'8" x 6'9" (2.65 x 2.07)

Having a double glazed window to the front aspect, bath with shower attachment, WC, sink, light point and heated towel rail.

Garden

The property has a spacious garden mainly laid to lawn but with plenty of space for seating and access from both sides of the house.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C.

Tenure

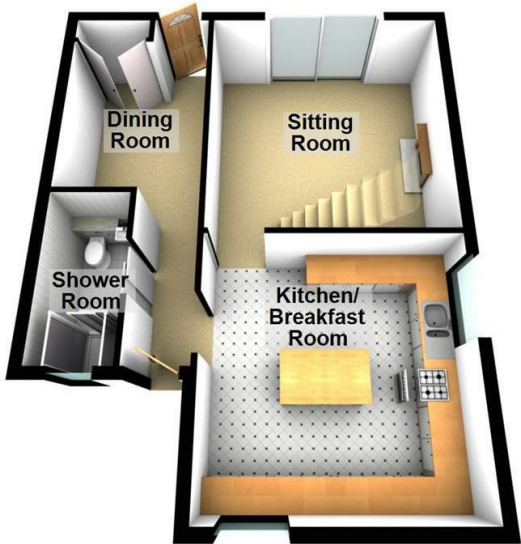
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

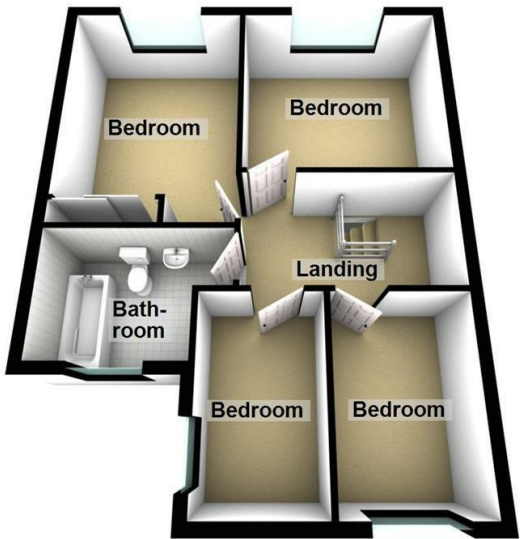
Strictly by appointment through Hawkesford on 01926 438123



Ground Floor



First Floor



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 f: # e: warwick@hawkesford.co.uk