

KELVIN ROAD, LEAMINGTON SPA, CV32 7TG









Property Description

*** VIEWINGS COMMENCE 10AM SATURDAY 14TH NOVEMBER ***

Offering an exceptional amount of versatile accommodation, a generous garden and the benefit of no onward chain, this impressive extended family home occupies one of the largest plots on Kelvin Road.

The property is well presented throughout and benefits from a substantial rear extension and loft conversion creating accommodation extending to approximately 1,696 sq ft across three floors.

The ground floor offers a welcoming living room, a separate snug and an impressive kitchen/dining room, providing an excellent space for everyday family life and entertaining. The kitchen/diner is complemented by a useful utility room and ground floor WC, while the layout offers flexibility for modern family living. On the first floor there are three bedrooms with an en suite to the primary bedroom, and a family bathroom. The loft conversion provides a further bedroom on the second floor, creating a fantastic additional space which could also suit those requiring a private home office or occasional guest accommodation.

Outside, the property occupies one of the largest plots on Kelvin Road. The rear garden provides an excellent amount of outdoor space, with a patio area ideal for entertaining and a generous garden.

A particularly valuable addition is the separate workshop/garden room currently used as a business from home space, but offers a wealth of possibilities such as a home office, creative studio, gym, additional living accommodation or as a space to accommodate multi-generational family arrangements. To the front of the property there is parking for approx five cars.

Situated in the popular north Leamington area, Kelvin Road is conveniently positioned for local amenities, popular schools and transport links, making it an excellent location for families and professionals. With its extended accommodation, substantial plot and versatile space, this is a home that offers far more than meets the eyes.









Key Features

- Approaching 1700sqft of accommodation
- Being offered with No Onward Chain
- Extended at the Rear and has a Loft Conversion
- One of the longest plots on Kelvin Road
- Three reception rooms
- Four bedrooms
- Two Bathrooms
- Versatile Accommodation with Workshop Garden Room
- Superb Location for local Primary and Secondary Schools
- Off Street Parking for approx. five cars

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold

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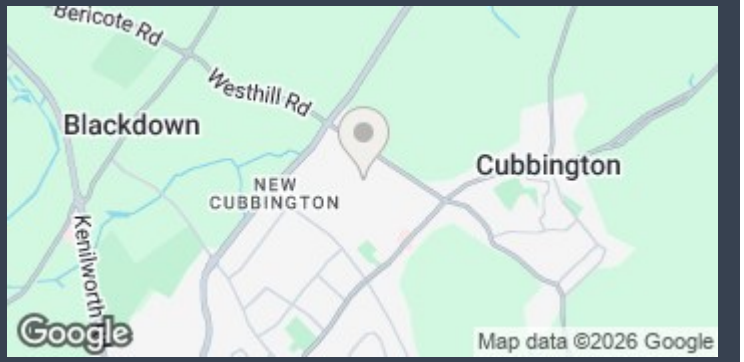

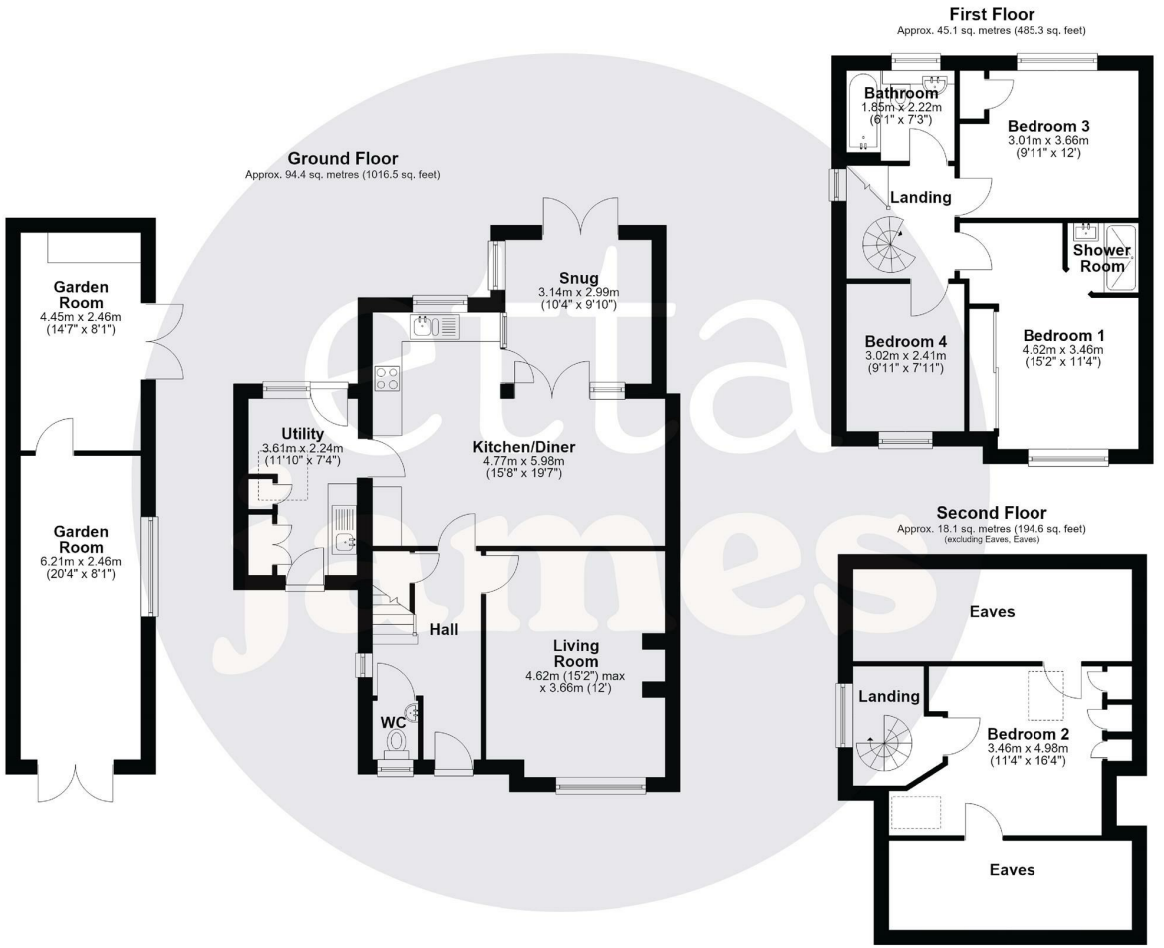

Total area: approx. 157.6 sq. metres (1696.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.