



PRICE GUIDE

£600,000

Kingland Drive

Leamington Spa, CV32 6BL

PROPERTY SUMMARY

Positioned on the ever-popular Kingland Drive in Milverton, this comprehensively extended detached family home offers an impressive 1,550 sq ft of beautifully reimagined accommodation.

The current owners have undertaken considerable improvements, resulting in a home that feels both substantial and effortlessly liveable. The standout feature is the spectacular breakfast kitchen – dramatically enlarged and superbly equipped, with extensive cabinetry, generous preparation space and room for informal dining. It is very much the heart of the house, designed for everything from busy school mornings to relaxed weekend entertaining.

To the rear, the property opens into a stunning south-facing living space, arranged open-plan to maximise light and flow. Bi-fold doors draw the garden into the home, while a log burner creates a natural focal point during the cooler months – delivering that

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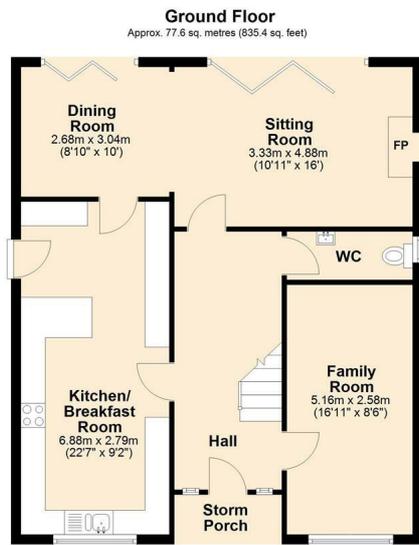
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Total area: approx. 144.6 sq. metres (1556.3 sq. feet)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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