



Price £2,000 pcm

An executive spacious four / five bedroom, three bathroom detached family house with secure gated driveway and double garage with large gardens. Gas central heating. Double glazing. Spacious kitchen diner + appliances including dishwasher.

EPC rating D





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The accommodation comprises of:



An impressive entrance hall with wooden panelling, cloakroom, and large study area. There is a bright, very spacious family dining kitchen with utility area fitted with a washing machine, integrated Neff fridge freezer, Bosch dishwasher, integrated Neff microwave, oven, and gas hob. There is also a large lounge/dining room overlooking the rear garden.



There is a bedroom that can be used as a bedroom or study. Downstairs toilet.

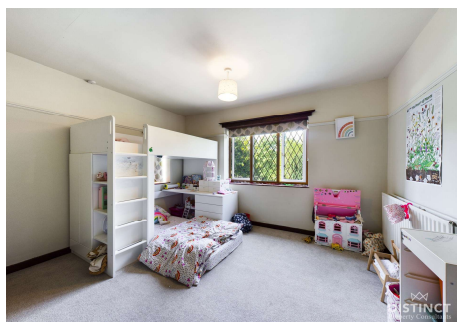
On the first floor there are four double bedrooms, two with en-suite shower rooms and the master with an additional dressing area and a family bathroom.



The property has many benefits including extensive loft storage which is boarded and carpeted with Velux windows. There is also a double garage, plenty of driveway parking and stunning landscaped gardens. The garage includes a dryer

## Location

Kenilworth Road is a very sought-after location on the North side of Leamington with easy access to central Leamington Spa and the beautiful town of Kenilworth and its castle. It is also within proximity to the A46/M40 motorway network and local schools.

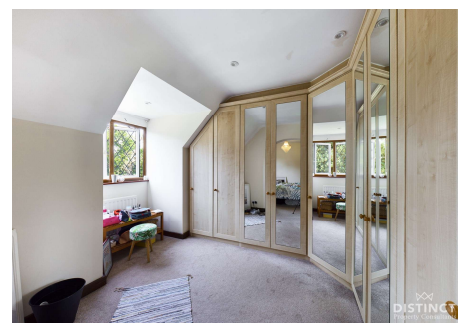




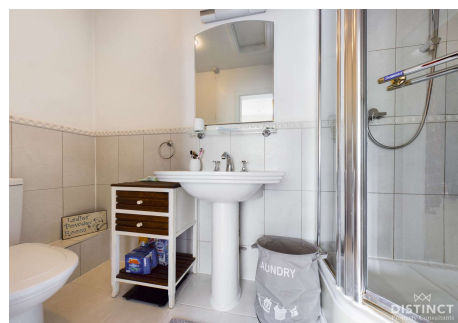
## Letting information

- Rent: £2,000.00
- Deposit: £2,307.00
- Council tax band G

Holding deposit: £461.00 = One week's rent. This is to reserve a property.



Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).



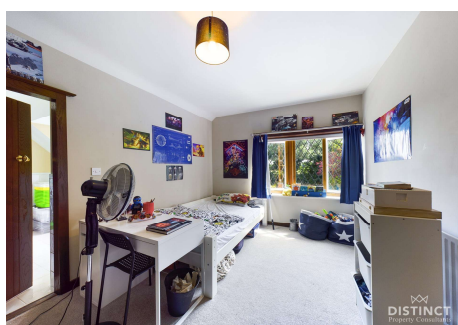
## Viewings

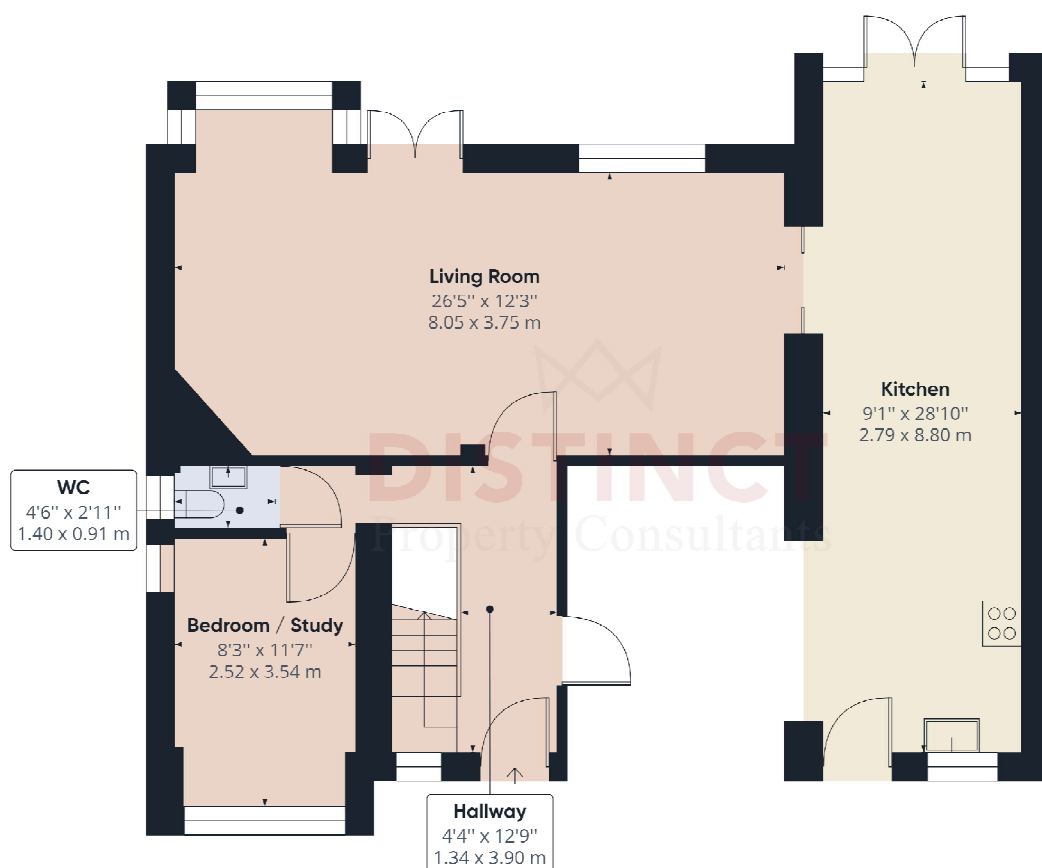
Strictly by appointment only.

## Agents' Disclaimer

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition.

To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.





Approximate total area<sup>(1)</sup>  
841.45 ft<sup>2</sup>  
78.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

- Easy access to A46, M40, M42
- 4 double bedrooms. Master with dressing area
- 2 en-suite shower rooms, family bathroom with shower
- Secure gated driveway parking and double garage
- An ideal home for an couple/family
- Spacious kitchen with appliances including dishwasher
- Gas central heating
- Double glazing

