



Prospect Road, Leamington Spa  
Offers Over £350,000

**Winkworth**

for every step...













## About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautiful three bedroom, one bathroom, recently extended, family home on the border of the popular Leamington Spa suburbs of Whitnash and Sydenham.

Having been tastefully modernised and extended by the current owners, Prospect Road offers versatile and contemporary family living, within easy reach of schools, shops and the centre of Leamington Spa (1.3 miles).

### Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom June 25)

Mobile Coverage: Likely Coverage (Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















## The Finer Details

Upon entering the property, you are greeted by a spacious entrance hallway with parquet style flooring and practical understairs storage. The hallway provides access to a well-appointed downstairs WC and cloakroom.

To the front of the property, located just off the central hallway, is a spacious reception room currently used as a home office. This versatile space is enhanced by a large square bay window that floods the room with natural light, creating a bright and airy atmosphere ideal for work or relaxation.

To the rear of the house, the current owners have extended the property to create a stunning open-plan living space filled with natural light. This bright and spacious area features a contemporary kitchen complete with a large kitchen island, a generous dining area and comfortable sitting room—perfect for modern family living and entertaining.

The contemporary kitchen is both sleek and elegant, featuring a range of high-quality integrated appliances including gas hobs, twin tower ovens, a dishwasher, and a classic farmhouse sink. There is also ample space for an American-style fridge-freezer. Just off the kitchen, the owners have added a spacious utility room, equipped with a washing machine, tumble dryer, and built-in drying racks.

The open-plan living space also includes a dining area with French doors that open directly onto the rear garden terrace, while at the heart of the room is a central sitting area, complete with a stylish open fireplace that adds warmth and character.

As you ascend from the central hallway, a carpeted landing welcomes you to the first floor, where there are three well-proportioned bedrooms and a beautifully appointed family bathroom.

The Master bedroom enjoys a commanding front aspect, with large windows that bathe the room in natural light and offer sweeping views towards the centre of Leamington Spa. To the rear, a spacious double bedroom overlooks the generous, well-maintained garden. A third bedroom, ideal as a child's room, nursery, or home office, is situated to the rear of the property.

The contemporary family bathroom is finished to a high standard, featuring a sleek, modern suite complete with a large bath with a shower enclosure, WC, and stylish basin. For those looking to add further space or value, the property also offers exciting potential to extend into the loft, subject to the necessary planning permissions.

To the rear of the property lies a generous and beautifully arranged garden—an ideal setting for summer barbecues. Accessed directly from the dining area through French doors, the outdoor space begins with a spacious paved terrace—perfect for al fresco dining and entertaining.

From here, a set of stone steps leads up to an expansive, sloped lawned area, bordered by mature trees and flowerbeds that offer privacy.

A side gate provides access to the front of the property, where a large paved area accommodates off-street parking for two vehicles on a private driveway.



























## About the Area

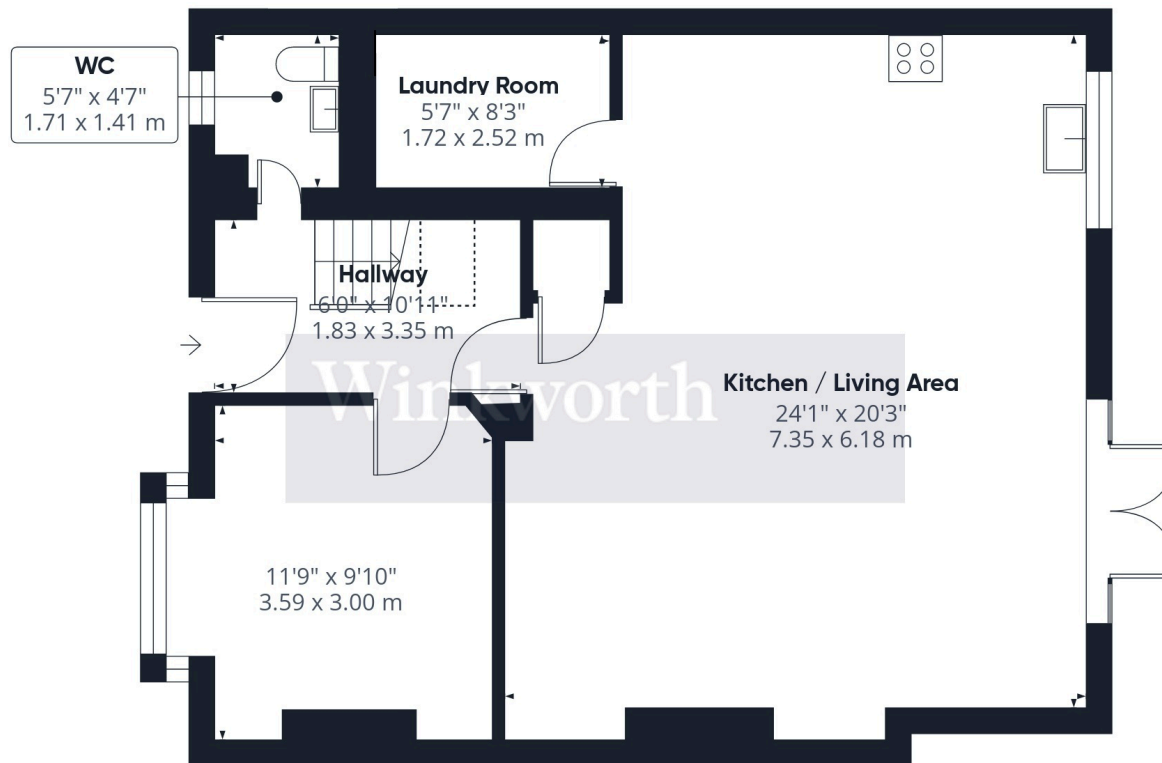
Prospect Road is ideally situated in the popular residential suburb of Sydenham, located to the southeast of Leamington Spa town centre. The property is within easy reach of the shops, restaurants, and amenities of central Leamington Spa (1.2 miles) and the historic market town of Warwick (2.9 miles). Asda is located a short stroll from Prospect Road (330m) while the Croft Medical Centre is also nearby (700m).

There are a number of well-regarded state and independent primary and secondary schools close by. Sydenham Primary School (0.5 miles) and Whitnash Primary School (0.5 miles) are both within walking distance, while Champion School (350m) and Myton School (1.9 miles) are just a short drive away. Independent options such as Arnold Lodge School (1.6 miles) and The Kingsley School (1.4 miles) are also easily accessible.

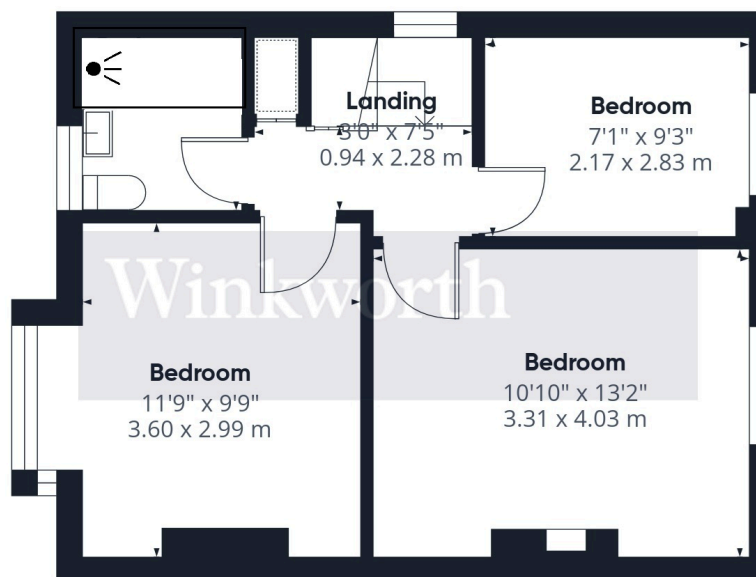
Leamington Spa Train Station (0.9 miles) and Warwick Station (2.9 miles) offer regular direct services to London Marylebone (approx. 1 hour 23 minutes) and Birmingham stations (approx. 33 minutes). The M40 motorway is easily accessible via nearby junctions, providing excellent links to London, Birmingham, and the wider West Midlands region.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Approximate total area<sup>(1)</sup>**  
1173 sq ft  
**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**









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