



Lower Ladyes Hills, Kenilworth

Asking Price £420,000

- An Attractive Period House Occupying An Elevated Position
- Two Reception Rooms With Feature Fireplaces
- Fitted Kitchen And Utility Room
- Beautiful Views Across Odibourne Allotments
- No Onward Chain
- Three Bedrooms And A Family Bathroom
- Energy Rating E - 46
- Tiered Rear Courtyard And Garden
- Deep Fore Garden And A Front Terrace
- Warwick District Council - Tax Band D

Lower Ladyes Hills, Kenilworth CV8 2GN

Lower Ladyes Hill is an idyllic quiet backwater close to Old Town Kenilworth with a wealth of eateries and bars. From Old Town a short stroll across The Abbey Fields brings you onto Kenilworth's main High Street.

This attractive, single bayed end of terrace house occupies an elevated position with views across Odibourne Allotments. Set behind a deep fore garden you approach the house via a stone chipping and sandstone pathway that runs alongside the mature cottage garden. There is a generous terrace for seating and to enjoy the beautiful front outlook.

The Edwardian house benefits from a new slate roof, majority double glazing with Georgian bar windows and gas central heating with a combination boiler. There is a recessed porch and entrance door into the hallway with stairs to the first floor and pine doors leading off. Both reception rooms have attractive fireplaces and the fitted kitchen benefits from a utility room. On the first floor are three well proportioned bedrooms and a modern white bathroom suite. To the rear is a tiered garden with a decked sun lounge area.



Council Tax Band: D



Fore Garden And Approach

The property occupies an elevated position with stone chipping and sandstone steps rising to the property. To the front of the house is a paved terrace that enjoys a view onto Odibourne Allotments and beyond. The recessed porch provides entrance through an Edwardian style door with stained glass top light windows.

Hallway

With a mat well upon the threshold, tiled flooring and a radiator. Stairs rise to the first floor landing and pine doors lead off to:

Lounge

10'11" x 9'7"

Having a bay window looking to the fore. Double radiator and a dresser built into the chimney recess. The focal point of the lounge is the cast iron fireplace with tiled inlay.

Dining Room

10'11" x 10'7"

French doors into the rear courtyard and garden. Radiator and understairs storage cupboard. The chimney has a stunning cast iron stove with tiled inlay.

Kitchen

8'11" x 7'4"

Fitted with a range of wood trimmed wall and base units. The base units have a wood block counter with an inset Franke sink unit with mixer tap and tiled splashbacks. It is set beneath the window to the rear. Built in induction hob with an extractor canopy and an eye level oven and grill. The wall units have pelmet lighting and end display units. Tiled floor, a radiator and a door into the utility.

Utility Room

7'8" x 7'4"

With a dishwasher and under counter fridge. Work surface and a stainless steel sink unit. Windows to the side and a door into the rear garden. Tiled floor and a Bosch combination boiler.

Landing

With wood spindle bannister and doors off to:

Bedroom One

10'11" x 13'5"

Window to the fore with a radiator beneath and a cast iron fireplace.

Bedroom Two

10'11" x 8'2"

Window to the rear with a radiator beneath and a cast iron fireplace. Access to loft void.

Bedroom Three

8'0" x 7'4"

Window to the rear, radiator and a cast iron fireplace.

Bathroom

Fitted with a white suite that comprises a panelled bath with mixer shower and a concertina shower screen. Close coupled w.c with a mirrored medicine cabinet over and a pedestal wash hand basin and shelving. Tiling to splashbacks, chrome heated rail and a frosted window.

Courtyard And Garden

To the rear is an attractive brick paved courtyard and seating area. From the courtyard steps rise to the terrace and well stocked borders. At the head of the garden is a decked patio and sun lounge area.

Services

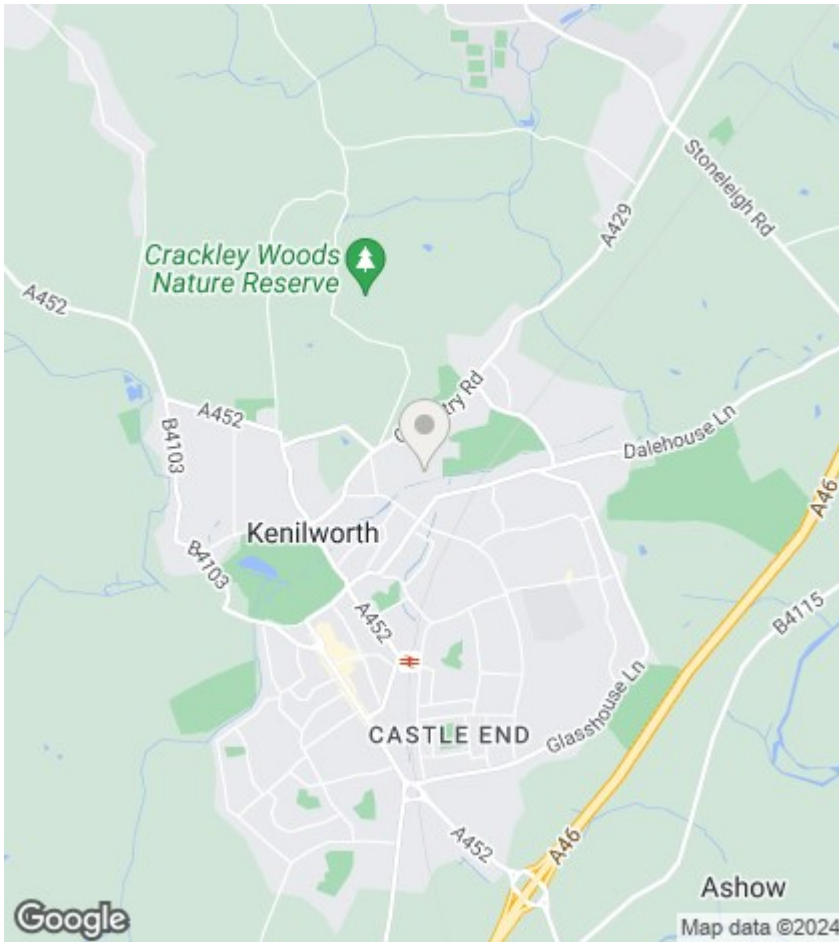
All mains services are connected.

Tenure

The property is freehold.

Fixture And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



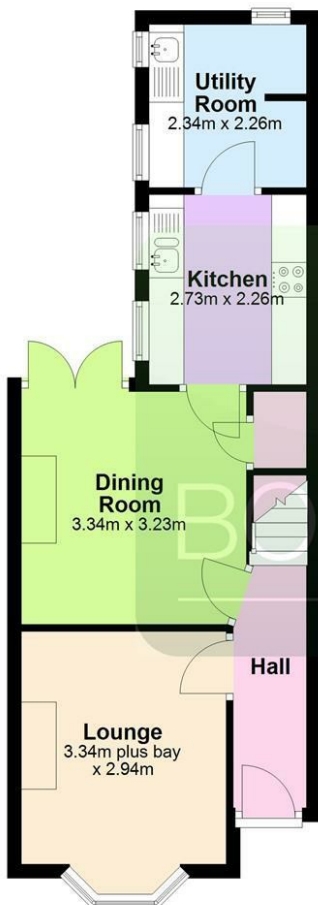
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 38.9 sq. metres



First Floor
Approx. 39.7 sq. metres



Total area: approx. 78.5 sq. metres