



## Malthouse Lane, Kenilworth

£825,000

- Imposing 1930's Detached House
- Impressive Plot And Gardens With Views of Kenilworth Castle
- Energy Rating - D 59
- Breakfast Kitchen And Cloakroom
- Deep Driveway And Front Garage
- Premier Malthouse Lane Location
- Open Porch And Central Hallway
- Two Reception Rooms
- Bathroom And Separate Shower Room
- Warwick District Council - Tax Band F

# Malthouse Lane, Kenilworth CV8 1AB

A rarely available opportunity to purchase a 1930's detached house in this premier Kenilworth location with a good size plot and views of Kenilworth Castle. Offered for sale with no onward chain and excellent re-development potential subject to the usual planning constraints, this is a chance not to be missed. The accommodation comprises; open porch, reception hall, living room, separate dining room, breakfast kitchen and w.c off. To the first floor there are four bedrooms, three of which are doubles, family bathroom as well as a separate shower room. Outside there is a west facing landscaped garden, large frontage and driveway parking leading to the garage. Early viewing is essential.



Council Tax Band: F



## Approach

Over a sloped tarmac driveway with additional block paving hardstanding to an open timber porch with lead detailing, outside light and panelled and glazed door into the

## Reception Hall

With useful understairs storage cupboard, alarm control pad, radiator, ceiling light, stairs rising to the first floor and door to the

## L-Shaped Lounge

18'10" x 18'6"

With double glazed window to front, coving, three ceiling lights, feature living flame and log effect electric fire with matching marble composite surround hearth and mantel, corner crittall style double glazed window to rear, t.v point, French doors looking over the attractive rear garden, further radiator, double glazed window, coving, connecting door to the hall.

## Dining Room

15'5" x 7'4"

With parquet wood block flooring, radiator, two wall lights, ceiling light, coving, double glazed window to front, and side.

## Kitchen/Breakfast Room

9'0" x 15'10"

Refreshed with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with matching up-stands and ceramic tiling to splashback, single drainer stainless steel sink with chrome mixer tap, built in eye level Neff double electric fan assisted oven with grill and four ring halogen hob, space and plumbing for dishwasher and upright fridge freezer, halogen downlighters, two double glazed windows to rear, space for breakfast table, door to side and bi folding door to the

## Cloakroom

With a low level w.c, corner wall mounted wash hand basin with chrome mixer tap, vinyl floor, radiator, shelves, glazed window, ceiling light and extractor fan.

## First Floor Landing

Split level stairs rising to the first floor with wall light, smoke alarm, ceiling light, three steps across

to main landing with airing cupboard housing the lagged copper cylinder and slatted shelving with matching cupboard above, useful eaves storage cupboard to front with low level opaque glazed window, door to

## Bedroom

11'4" x 12'0"

With corner double glazed crittall style window with elevated views across towards Kenilworth Castle, further window, ceiling light and picture rails.

## Bedroom

9'0" x 11'5"

With crittall style double glazed window with glorious views of Kenilworth Castle and the garden, ceiling light and radiator.

## Bedroom

12'6" x 7'4"

Across the landing with crittall style double glazed window to front, ceiling light and radiator.

## Shower Room

With a four piece cream suite with low level w.c, bidet, vanity wash hand basin with cupboard below, walk in shower cubicle with mains fed Mira shower, space and plumbing for washing machine, radiator, opaque double glazed window to side.

## Bedroom

7'3" x 12'0"

With crittall style double glazed window to front, ceiling light and radiator.

## Bathroom

With a three piece cream standard suite with low level w.c, pedestal wash hand basin with chrome mixer tap, panelled bath with central mixer tap and shower, ceramic tiles to walls, heated chrome towel rail, access to the airing cupboard, clear double glazed window with views of the castle.

## Garage

With a wider than average single garage with metal up and over door to front, glazed door to rear garden, housing the boiler, power and light connected.

## Rear Garden

Being a lovely feature of the property, tiered into several levels and thoughtfully landscaped with a

large array of shrubs and plants and screen hedging, full width block paved patio with a good degree of privacy, not overlooked with a southerly facing rear aspect, winding pathway to the bottom of the garden with curved central lawns and views of Kenilworth Castle. There is a timber garden shed and side gated access.

### Front

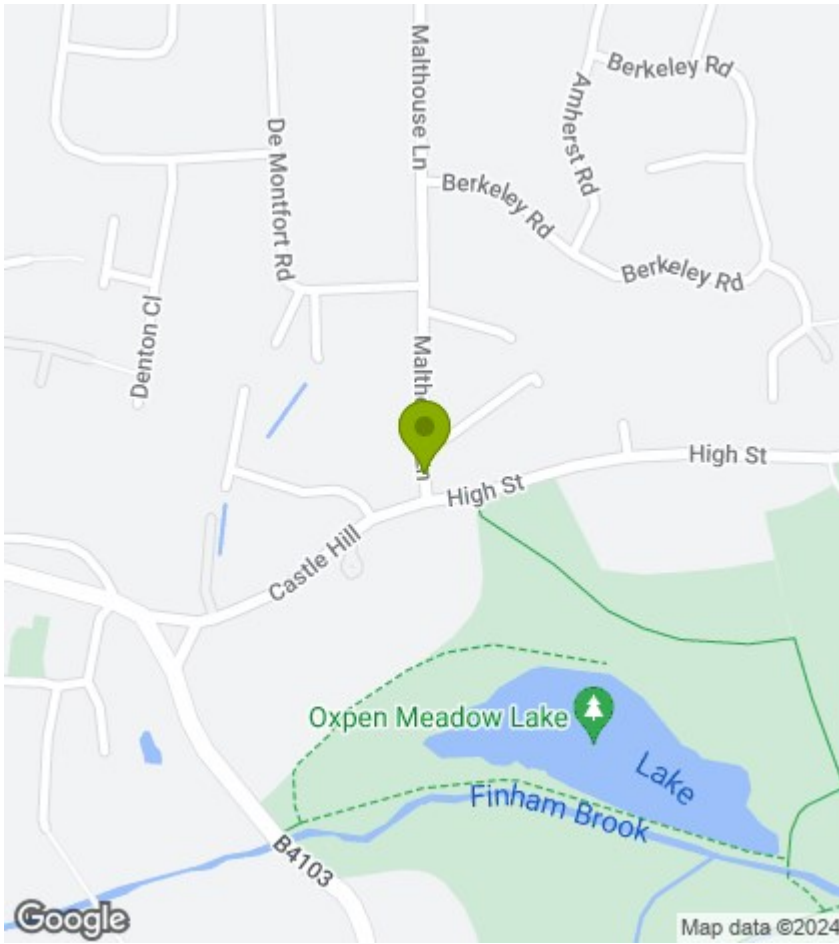
To the front of the property is a large fore garden and tarmac driveway, well screened from Malthouse Lane with mature trees and bushes, inset raised lawns to front with block paved parking.

### Fixtures 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 139.1 sq. metres