



JULIE PHILPOT
RESIDENTIAL



45 Leyes Lane | Kenilworth | CV8 2DE

£595,000

A wonderful opportunity to purchase this delightful character property recently extended and modernised by the present sellers to create a perfect blend of 'old' and 'new'. The property retains period features with modern benefits to include a charming lounge, super open plan kitchen/diner and family room with underfloor heating, bi-fold doors to the garden and lantern roof to allow in lots of natural light, plus two luxury bathrooms and four bedrooms with one of these being on the ground floor. To the outside is a private and sunny rear garden which is easily maintained and perfect for socialising plus to the front ample driveway parking.

- Spacious & Extended
- Four Bedrooms
- Two Luxury Bathrooms
- Private Garden



Property Description

Door to

Entrance Hall

Having tiled floor, radiator and storage space.

Lounge

4.01m x 3.28m (13'2" x 10'9")

With bay window, feature fireplace, tv aerial connection and radiator.

Ground Floor Shower Room

Having modern white fittings with metro style tiling, w.c, pedestal wash basin and shower. Extractor and Vaillant boiler

Superb Open Plan Kitchen/Diner/Family Room

6.93m x 5.51m (22'9" x 18'1")

This is a super room which has also been extended by the present sellers to create a large open plan living area with plenty of natural light from the lantern roof and bi-fold doors. In the kitchen area is an ample range of cupboard and drawer units with glazed display wall units and central island unit with quartz worktop. Built-in hob with integrated extractor, Quooker hot/cold and filtered water tap, two wine fridges, electric wall oven with warming drawer under, built in microwave and also a full size tall fridge and separate freezer. There is also a lovely dining/family area as well with a spectacular feature wall and electric fire. In addition to the kitchen and family area is a further zone that can be used as a study area. Zoned underfloor heating.

Utility Room

2.2 x 2.2 (7'2" x 7'2")

This is located in the middle of the house with space and plumbing for washing machine and space for a tumble dryer there is also a sink unit. Zoned underfloor heating

Bedroom Four

3.43m x 2.36m (11'3" x 7'9")

With tiled floor, zoned underfloor heating and radiator. This is an ideal guest room as the ground floor shower room is next door. Equally it can be used as a home office if needed.

First Floor Landing

With radiator and very useful walk in storage cupboard with Sharps fitted units.

Bedroom One

3.35m x 3.28m (11'0" x 10'9")

A good size double room located to the front of the property with radiator, original feature fireplace and large walk in wardrobe.

Bedroom Two

5.18m x 2.69m (17'0" x 8'10")

A second generous size bedroom with radiator and rear garden views.

Bedroom Three

2.57m x 2.34m (8'5" x 7'8")

A third good size first floor bedroom with radiator.

Large Luxury Bathroom

Having a jacuzzi spa bath and a large full width walk in shower with central glazed shower screen, vanity wash basin with drawer units under and mirror with lighting under. Heated towel rail and fully tiled walls, tiled floor and underfloor heating.

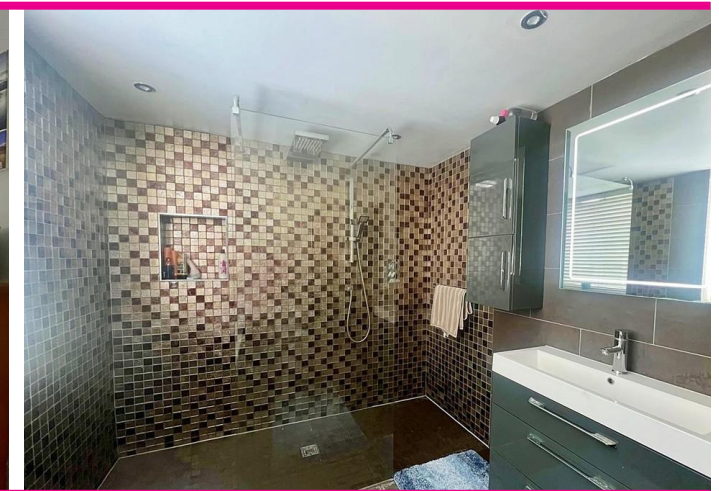
Outside

Front Garden & Driveway

To the front of the property is driveway parking for several vehicles along with timber fencing forming the boundaries and mature shrubbery border.

Rear Garden

Gated access at the side leads to the delightful rear garden which enjoys a high degree of privacy and has been landscaped by the present sellers to provide low maintenance whilst also allowing space and a large paved patio for outdoor entertaining.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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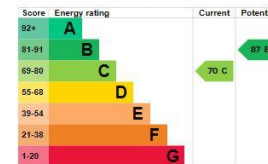
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60