



JULIE PHILPOT  
RESIDENTIAL



## 50 Leyes Lane | Kenilworth | CV8 2QT

A much improved detached family home which is ready to move into. There are four good size bedrooms, the master with an en-suite, lounge with a recently fitted log burner and to the rear is an open plan kitchen/diner having direct garden access. The location is just ideal being within easy walking distance of schools, shops and sporting facilities. To the outside is a private and sunny south facing garden. The present sellers have improved the property further by re-skimming all internal walls and redecoration plus oak floors and oak doors. The house is highly efficient with solar panels, providing an income between £600.00 to £700.00 at present, and large radiators having smart valves to operate more efficiently.

£575,000

- Planning Permission Granted For Extension
- Four Good Size Bedrooms
- Re-fitted Family Bathroom & En-Suite
- Double Garage & Double



## Property Description

### ENCLOSED PORCH

With door to

### ENTRANCE HALL

Having solid oak flooring and understairs storage cupboard.

### CLOAKROOM

With w.c., vanity wash basin with cupboard under, heated towel rail and complementary tiling. Wall mounted built in storage cupboards.

### LOUNGE

19' 4" x 11' 9" (5.89m x 3.58m)

With solid oak flooring, super log burner with slate hearth and two radiators.

### OPEN PLAN KITCHEN/DINER

19' 5" x 13' 0" (5.92m x 3.96m)

With solid oak flooring, French doors providing direct access to rear garden and space for dining table and chairs. In the kitchen area is an extensive range of white cupboard and drawer units, quartz worktops which extend to form a breakfast bar. Neff integrated oven and microwave, integrated dishwasher and extractor fan.

### FIRST FLOOR LANDING

With access to roof storage space. The roof space is boarded has a light and provides excellent storage space.

### MASTER BEDROOM

12' 4" x 10' 2" (3.76m x 3.1m)

With radiator and fitted blackout window blinds.

### EN-SUITE

With shower and glazed screen door, vanity wash basin, w.c., and built in storage unit. Extractor fan and heated towel rail.

### DOUBLE BEDROOM TWO

12' 2" x 11' 2" (3.71m x 3.4m)

With radiator and fitted blackout window blinds.

### DOUBLE BEDROOM THREE

13' 2" x 7' 0" (4.01m x 2.13m)

With radiator and fitted window blackout blinds.

## BEDROOM FOUR

12' 5" x 7' 0" (3.78m x 2.13m)

With radiator and fitted blackout window blinds.

## BATHROOM

9' 0" x 6' 1" (2.74m x 1.85m)

Having been re-fitted by the present sellers with panelled bath having rain shower and hand held shower attachment. Vanity basin with drawers under and storage space to side with wall mounted storage cupboards over. Complementary tiling, radiator.

## OUTSIDE

### DOUBLE GARAGE

Having two up and over doors, light power and side entrance door.

### GARDENS

As the house is on a corner plot there are generous gardens. The front garden provides low maintenance and has a planting scheme that will provide additional privacy. At the side is natural walling and a gate that leads to the sunny south facing and private rear garden with lawn and large paved patio which extends across the width of the plot to provide a large outdoor dining and seating area.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

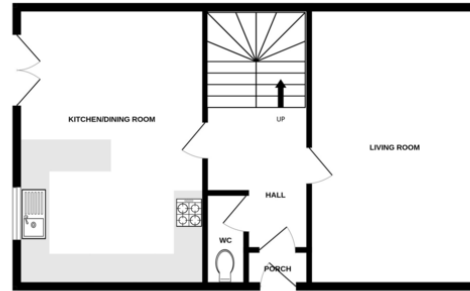
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

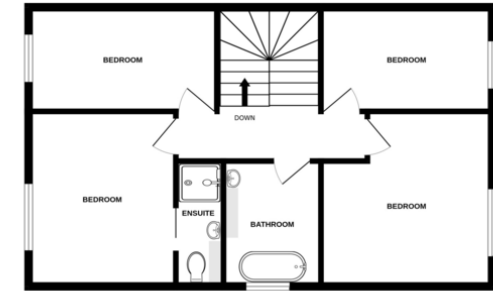
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

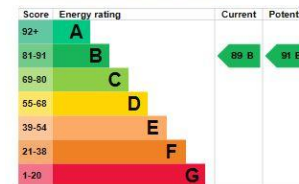


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### Energy rating and score

This property's energy rating is B. 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