



JULIE PHILPOT  
RESIDENTIAL



## 7 Maple Lane | Burton Green | Kenilworth | CV8 1TP

£375,000

A lovely semi detached modern home built to a quality specification by Cala Homes in 2020 with the remaining term of the NHBC Guarantee being available. The property has the added advantage of Amtico flooring on the ground floor, a cloakroom and well planned kitchen/diner and a nice lounge with French doors providing direct access to the newly landscaped rear garden. On the first floor is a family bathroom and three bedrooms, the master with an en-suite. This is a popular, small development with The Greenway for walking and cycling, a village hall, village school and social amenities all being within easy reach. Commuting is easy with access to main line train stations and as well as excellent road links also being within just a few minutes drive.

- Quality New Home Completed in 2020
- NHBC Available
- Three Bedrooms, Master With En-Suite
- Excellent Semi-Rural Location



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator and good size cloaks storage cupboard.

### KITCHEN/DINER

16' 4" x 12' 3" (4.98m x 3.73m)

The kitchen has an upgraded range of light grey cupboard and drawer units with matching wall cupboards and integrated Bosch appliances to include four ring gas hob, extractor hood, slimline dishwasher, tall fridge/freezer and washer/dryer. Boiler cupboard housing Ideal gas boiler. In the dining area is space for dining table and chairs, radiator and large understairs storage cupboard.

### LOUNGE

15' 1" x 10' 9" (4.6m x 3.28m)

With radiator, tv aerial connection and French doors providing direct access to the rear garden.

### FIRST FLOOR LANDING

With smoke detector, access to roof storage space which has been boarded has a light and a pull down loft ladder.

### MASTER BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m)

With two built in double wardrobes. Radiator and door to:

### EN-SUITE SHOWER ROOM

Having a large walk in shower having glazed shower screen, concealed cistern w.c. and vanity wash basin with cupboard under. Complementary tiling, extractor fan and heated towel rail.

### BEDROOM TWO

10' 5" x 7' 7" (3.18m x 2.31m)

With radiator.

### BEDROOM THREE

7' 2" x 7' 0" (2.18m x 2.13m)

With radiator.

### BATHROOM

Having panelled bath with shower over and glazed shower screen, vanity wash basin with cupboard under, concealed cistern w.c, complementary tiling and heated towel rail.

## OUTSIDE

### PARKING

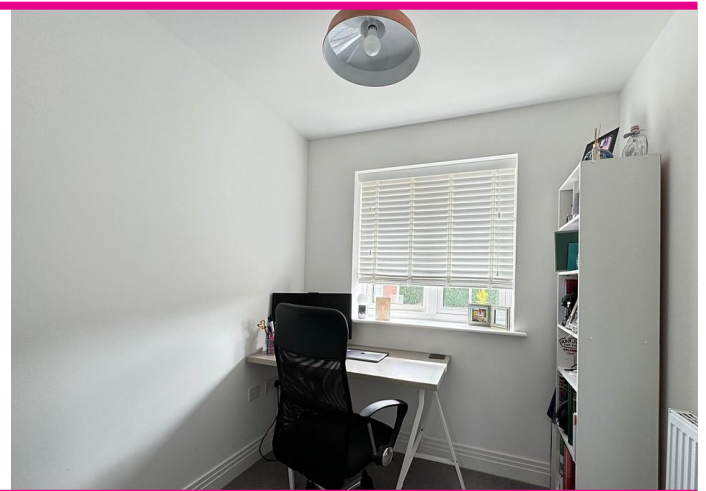
To the side of the property is driveway parking for two vehicles. EV Charging point.

### GARDENS

The front garden has an area of lawn with shrubbery borders. A gate at the side of the property leads to the landscaped rear garden providing timber decking seating area and paved patio with artificial grass for easy maintenance. Timber fencing forms the boundaries.

## TENURE

The property is Freehold. There is a Management Fee of £180.00 per year for the maintenance of the communal areas.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

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

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



Made with Mergin 02024

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		