



JULIE PHILPOT
RESIDENTIAL



17 Martin Drive | Kenilworth | CV8 2LR

An immaculate, well planned detached property that will be only be appreciated by viewing. There are many benefits including a private garden, garage, large driveway and EV Charging point. There are three good size double bedrooms, the master with en-suite. On the ground floor is an attractive lounge with bay window and super kitchen/diner to the rear with direct garden access. This home is ready to move into, is in a very popular residential location affording easy access to The Greenway, Warwick University, the A46 and excellent mainline train links for commuters.

£495,000

- Remaining Term of LABC Available
- Three Bedrooms, Master En-Suite
- Garage & Drive With E.V Charging Point
- Immaculate Home, Ready To Move Into



Property Description

DOOR TO

ENTRANCE HALL

With Amtico flooring in 'featured oak' colour. Understairs storage cupboard.

CLOAKROOM

With w.c, and wall hanging wash basin. Radiator

LOUNGE

18' 1" x 10' 5" (5.51m x 3.18m)
Having a walk in bay window, two radiators and tv aerial connection.

KITCHEN/DINER

19' 5" x 10' 2" (5.92m x 3.1m)
A lovely, modern full width kitchen/diner with Amtico flooring to match the hall, French doors with direct access to the garden and space for dining room furniture. In the kitchen is an extensive range of cupboard and drawer units, one and a half bowl sink, integrated dishwasher and integrated full size fridge/freezer. Space for washing machine. Built in Bosch electric oven and four ring Bosch induction hob with extractor hood over.

FIRST FLOOR LANDING

Having good size built in linen storage cupboard. Access to roof storage space.

MASTER BEDROOM

10' 5" x 9' 7" (3.18m x 2.92m)
Having radiator, tv aerial connection and built in wardrobes. Door to:

EN-SUITE

A spacious en-suite with corner shower enclosure having glazed shower screen, wall hanging basin and w.c. Heated towel rail and complementary tiling.

DOUBLE BEDROOM TWO

11' 0" x 10' 3" (3.35m x 3.12m)
A good size second bedroom with radiator and having rear garden views.

BEDROOM THREE

10' 5" x 8' 2" (3.18m x 2.49m)

This is a potential third bedroom if so desired. It has been used as a double room previously but is now used as a home office. Radiator and rear garden views.

BATHROOM

7' 6" x 6' 4" (2.29m x 1.93m)

Having panelled bath with mixer shower and shower screen, w.c., wall hanging wash basin, heated towel rail and shaver point. Complementary tiling.

OUTSIDE

GARAGE

19' 2" x 10' 2" (5.84m x 3.1m)

A larger than average garage with up and over door, under eaves storage, light and power are connected.

DRIVEWAY

In addition to the garage is a long driveway providing vehicle parking with and EV Charging point.

GARDENS

The front of the property has an area of lawn. A gate at the side leads to the attractive rear garden which also enjoys a high degree of privacy and sunny aspect. There is a paved patio area easily accessed from the kitchen/diner and there is then an additional patio area to the rear of the garden. The sellers have landscaped the garden with lawn and shrubbery borders.

TENURE

The property is Freehold there is an Estate Management Fee payable to contribute to the maintenance of the communal areas. Trinity are the Managing Agents. The yearly maintenance charge is £220.00.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

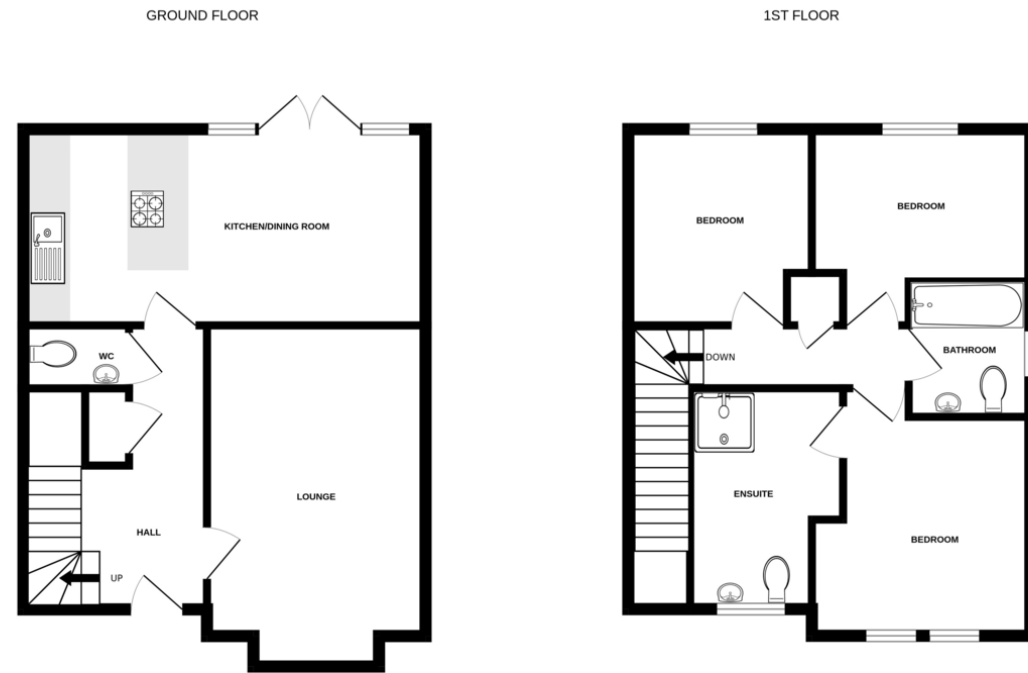
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

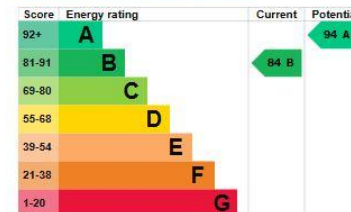


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Energy rating and score

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

[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