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RESIDENTIAL



53 Leyes Lane | Kenilworth | CV8 2DE

£569,950

A well planned family home with four bedrooms having been greatly improved and having the added benefit of a larger than average, sunny rear garden which is ideal for families and for anyone who would like to have a kitchen/vegetable garden. The property is in a convenient location within easy walking distance of local shops and schools and is on the bus route for Leamington Spa, Coventry and Warwick University. The house is set back from the road with ample driveway parking and a garage. On the ground floor is an enclosed porch, hallway, cloakroom and two reception rooms plus the recently re-fitted kitchen and utility. Bedroom four is an ideal study/home office having a range of bespoke built in furniture. A lovely home very much requiring viewing.

- Four Bedrooms
- Two Receptions
- Modern Kitchen, Bathroom and Cloakroom
- Delightful Large Garden



Property Description

ENCLOSED PORCH

With tiled floor and door to

ENTRANCE HALL

Having tiled floor, radiator, smoke detector and understairs storage cupboard.

CLOAKROOM

With vanity wash basin having cupboard and shelving under. Concealed cistern w.c and built in storage cupboard adjacent. Complementary tiling.

LOUNGE

15' 2" x 13' 1" (4.62m x 3.99m)

Having bay window, radiator, Limestone fireplace with fitted gas fire. TV aerial connection, telephone point and three wall light points. Archway to:

DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m)

With radiator, French style bi-fold doors provide direct access to the rear garden. Door to

KITCHEN/BREAKFAST ROOM

11' 8" x 9' 0" (3.56m x 2.74m)

Having been recently and professionally re-fitted by AK Kitchens in Kenilworth with a range of cupboard and drawer units and matching wall cupboards. Complementary worktops which also provides a breakfast area, one and a half bowl undermount sink unit with mixer tap over. Space and plumbing for dishwasher and space for a larger style fridge. Siemens four ring induction hob and Siemens electric wall mounted oven with warming drawer under. Wall mounted Vaillant gas boiler, radiator, door to hallway and door to

UTILITY ROOM

9' 8" x 7' 2" (2.95m x 2.18m)

Having space and plumbing for washing machine and space for tumble dryer, round edged worktops with cupboards under and door to rear garden.

FIRST FLOOR LANDING

With built in linen storage cupboard having fitted shelving and a radiator.

BEDROOM ONE

13' 1" x 10' 7" (3.99m x 3.23m) Exc Wardrobes With a range of floor to ceiling Hammonds built in wardrobes with sliding doors. Radiator.

BEDROOM TWO

10' 7" x 10' 4" (3.23m x 3.15m)

A second double bedroom with a range of built in wardrobes. Radiator and rear garden views.

BEDROOM THREE

9' 4" x 7' 1" (2.84m x 2.16m)

With radiator and rear garden views.

BEDROOM FOUR/STUDY

10' 7" x 9' 4" (3.23m x 2.84m) Max

An 'L' shaped single room that is currently used as a study. There is a range of built in Hammonds furniture to include desk, cupboard and drawer units and matching wall units with additional bookcase shelving. Radiator and further built in storage cupboard with fitted shelving.

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)

The bathroom has been refitted to now provide a fully tiled shower room with a corner shower enclosure having glazed screen door. Vanity wash basin, concealed cistern w.c and built in storage cupboards with display area. Heated towel rail.

OUTSIDE

SINGLE GARAGE & PARKING

16' 6" x 8' 9" (5.03m x 2.67m)

With an electric up and over door, light, power and under eaves storage. The garden also has a personal entrance door providing access from the rear garden.

There is generous driveway parking to the front of the property for several vehicles.

FRONT GARDEN

The property is set back from the road with an attractive front garden having a variety of mature plants, shrubs and hedging. There is also an area of lawn with a gate and path that provides access to the rear.

REAR GARDEN

The rear garden is a special feature of this property as it is larger than average, sunny and offers the opportunity for a buyer to have their own kitchen/vegetable garden area perfect for those who would like to 'grow their own'. There is an area of lawn, a patio and seating areas along with mature shrubbery borders. Timber fencing forms the boundaries. Cedar Summerhouse. Outside Tap. Exterior Lighting.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

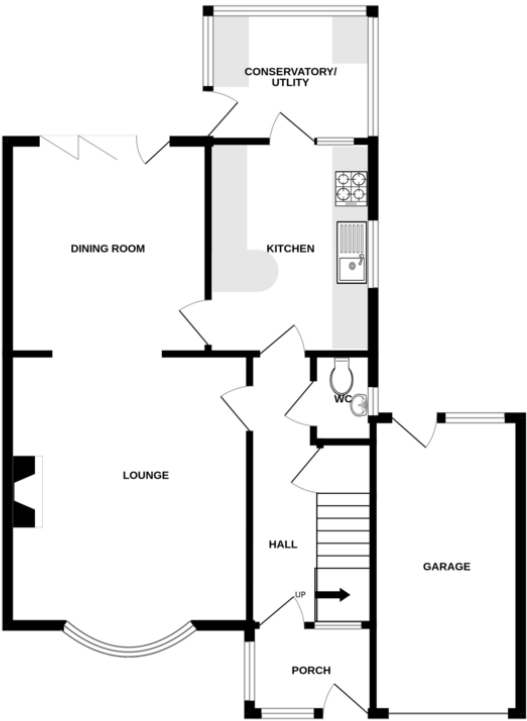
Strictly by appointment

Contact Details

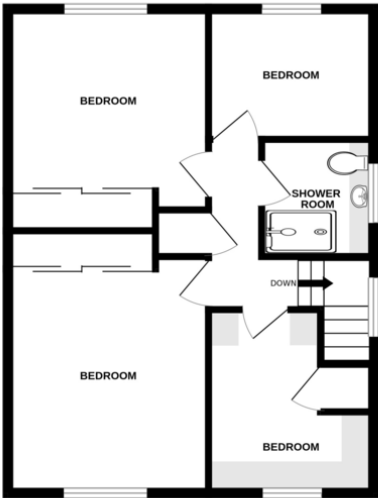
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.

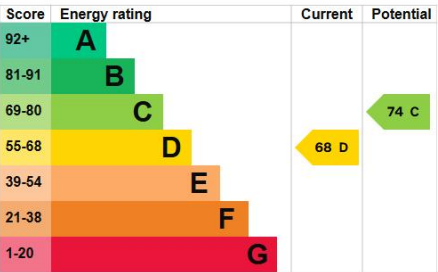


1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



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

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



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