



58 Leamington Road | Kenilworth | CV8 2AA

Very much a deceptively spacious property, the overall size of which will only be fully appreciated by viewing. The immaculate accommodation includes four great size genuine double bedrooms, the master en-suite and bathroom both being refitted. The living space on the ground floor is also very generous in size, well planned and offers four reception rooms. Outside is a very attractive, private rear garden being sunny with a south west facing aspect. There is a garage, driveway and a further allocated parking space.

£650,000

- Very Spacious and Well Planned
- Four Double Bedrooms, Master En-Suite
- Driveway & Garage, Private Rear Garden
- Immaculately Presented Throughout
- Viewing Recommended



Property Description

Approach

Set on a private road off Leamington Road, is the driveway with parking for several vehicles.

Door to:

Entrance Hall

A lovely, welcoming and spacious entrance hall with parquet flooring and understairs storage cupboard.

Cloakroom

With W.C, wash basin, extractor and radiator.

Study/Office

7' 4" x 6' 4" (2.24m x 1.93m)

Located to the front of the property with radiator.

Lounge

18' 9" x 12' 4" (5.72m x 3.76m)

Double opening doors from the hall lead to this delightful lounge having feature stone fireplace with fitted gas fire, radiator, tv point, and French doors to:

Conservatory

12' 5" x 10' 1" (3.78m x 3.07m)

Having tiled floor, ceiling light/fan and French double doors to the rear garden.

Dining Room

11' 2" x 9' 6" (3.4m x 2.9m)

Located to the front with radiator. This room could also be used as a further sitting room or family room.

Kitchen / Breakfast Room

13' 8" x 11' 0" (4.17m x 3.35m)

A modern, refitted kitchen / breakfast room with an extensive range of cream cupboard and drawer units, including deep pan drawers, with matching wall units incorporating a one and half bowl stainless steel sink unit and contrasting worktops. Integrated Siemens appliances to include: five burner gas hob with extractor canopy hood over, electric double oven and integrated fridge/freezer and dishwasher. Space for dining table and chairs, tiled floor, rear garden views and door to:

Utility Room

16' 4" x 9' 1" (4.98m x 2.77m)

Having round edged worksurface with space and plumbing under for washing machine and space for tumble dryer plus plenty of space for further appliances. Two wall units and further full length large storage cupboards with sliding doors. Door to garden.

First Floor Landing

A large spacious landing with radiator and airing cupboard. Access to roof storage space.

Master Bedroom

15' 7" x 12' 5" (4.75m x 3.78m)

A stylish room overlooking the rear garden and having double door built in wardrobes, television point and radiator.

En- Suite

A fully tiled, refitted en-suite with large shower enclosure, W.C, wash basin, heated towel rail and extractor fan.

Double Bedroom Two

21' 2" max x 12' 8" inc recess (6.45m x 3.86m)

Having two double glazed Velux windows, television point, large walk in built in wardrobe/storage and radiator.

Double Bedroom Three

11' 3" x 11' 1" (3.43m x 3.38m)

With radiator and rear garden views.

Double Bedroom Four

11' 2" x 10' 8" (3.4m x 3.25m)

Having built in double door wardrobe and radiator.

Bathroom

A refitted fully tiled bathroom with panelled bath having mixer tap and separate shower over, pedestal wash basin, shaver point, heated towel radiator and w.c.

Outside

Front

To the front is driveway parking for several vehicles and an additional allocated parking space.

Rear Garden

Access at the side leads to the super rear garden enjoying a high degree of privacy and sunny south west aspect. A patio seating area is perfect for a-fresco dining, there is an area of lawn with additional and well established mature shrubbery borders. Timber decking, summer house and timber shed.

Single Garage

Having an up and over door, light and power.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

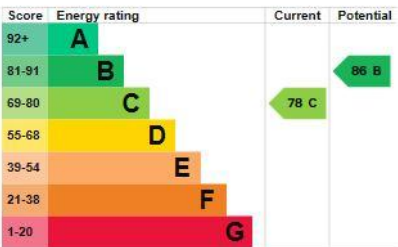
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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.](#)



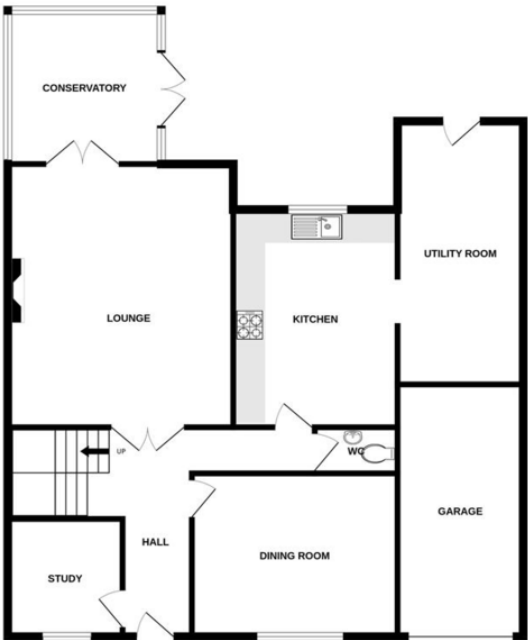
The graph shows this property's current and potential energy rating.

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.

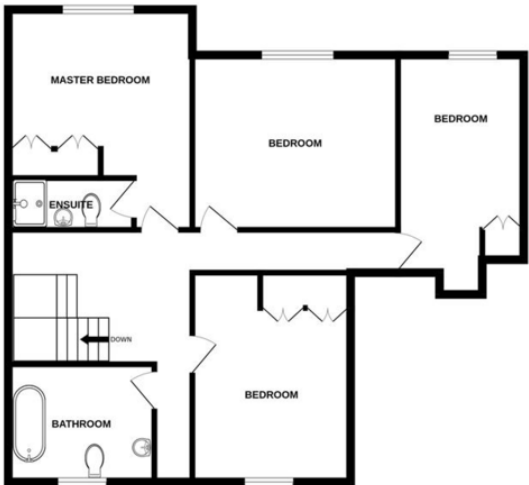
For properties in England and Wales:

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

GROUND FLOOR



1ST FLOOR



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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