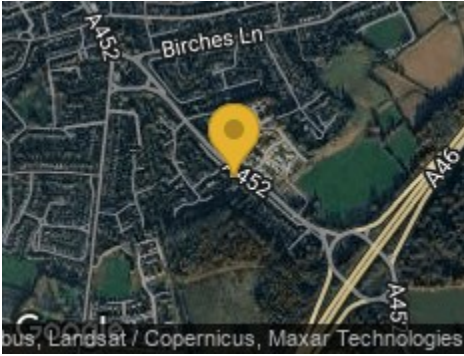


Road Map



Hybrid Map



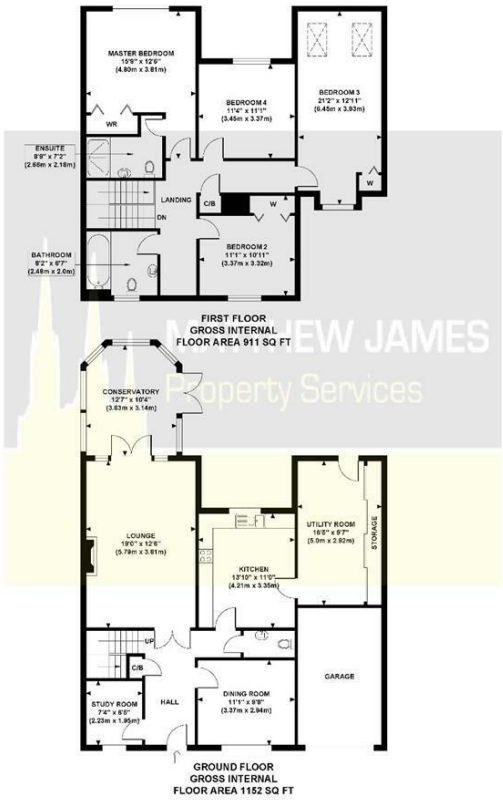
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**58 LEAMINGTON ROAD**  
Approximate Gross Internal Area 2063 sq ft / 191.65 sq m



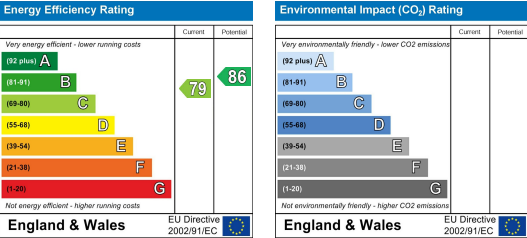
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**58 Leamington Road**  
Kenilworth CV8 2AA

£650,000



**CONTACT INFORMATION**

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# 58 Leamington Road

, Kenilworth CV8 2AA

£650,000



### Off Road Parking / Front Approach

Laid mainly to block paving and having parking for two or three motor vehicles. There is also a further parking space opposite the property which can also be used. There is also gated access through to the rear elevation and access through the front door into the:

### Entrance Hall

Having under stairs storage, stairs off to the first floor and doors leading to the:

### Cloakroom / WC

(Not Measured) Having a low level WC, pedestal wash hand basin, tiling to all splash prone areas and extractor.

### Study / Home Office

7'4 x 6'5  
Having a PVCu double glazed window to the front elevation.

### Lounge

19' x 12'6  
Having PVCu double glazed French doors with picture windows to the side leading to the Conservatory, feature fireplace with stone hearth, mantle and surround.

### Conservatory

12'7 x 10'4  
Being of dwarf wall and PVCu double glazed design with French doors that lead to the patio, power, lighting and a fan.

### Dining Room

11'11 x 9'8  
Having a PVCu double glazed window to the front elevation.

### Breakfast Kitchen

13'10 x 11'  
Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated dishwasher, double waist height oven and five ring gas hob with extractor over. There is also tiling to all splash prone areas , seating area and door that leads into the:

### Utility Room

16'5 x 9'7  
Having full length storage to the one wall with sliding doors, work surface with space and plumbing for a washing machine and tumble dryer and glazed timber door that leads to the rear garden area.

### First Floor Landing

Having balustrade, PVCu double glazed window to the front elevation, access to the loft area, airing cupboard and doors leading off to:

### Master Bedroom

15'9 x 12'6  
Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall. There is also a door that leads to the:

### Master En Suite

8'9 x 7'2  
Having a double walk-in shower enclosure, pedestal wash hand basin, low level flush WC, shaving point, extractor and tiling to all four walls.

### Bedroom Two

11'1 x 10'11  
Having a PVCu double glazed window to the front elevation and fitted wardrobe to the one wall.

### Bedroom Three

21'2 max x 12'11 max  
Having two Velux windows to the rear elevation and fitted wardrobe to the one wall.

### Bedroom Four

11'4 x 11'1  
Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

8'2 x 6'7  
Having a PVCu double obscure glazed window to the front elevation, panel bath with two shower attachments over, pedestal wash hand basin, low level flush WC, extractor, shaving point and tiling to all splash prone areas.

### Rear Garden

Having paved patio are, decked patio area, built-in storage shed, summer house and paved pathway and pedestrian gate that leads to the front elevation.

