



## Leyes Lane, Kenilworth

Offers In The Region Of £529,950

- Four Bedroom Detached House With No Onward Chain
- Living & Dining Room
- Refitted Kitchen & Utility
- Refitted Shower Room
- Garage & Driveway Parking
- Enclosed Porch, Reception Hall & Cloakroom
- Energy Rating D
- Four Bedrooms- Two Doubles & Two Singles
- Lovely rear Garden
- Warwick District Council Tax Band E

# Leyes Lane, Kenilworth, CV8 2DE

A superbly maintained and well presented quality four bedroom detached house, offering full gas central heating, double glazing and cavity wall insulation, positioned on a good size plot with attractive rear garden offering; entrance porch, reception hall, cloakroom w.c., lounge & dining room with bi folding doors, refitted kitchen, and utility, four bedrooms (2 doubles), refitted shower room driveway parking with large lawn fore garden approach and single garage.

The property is close to local Leyes Lane convenience shops with a Tesco and only a short walk to the Ofsted outstanding Kenilworth secondary school. The property is offered for sale with no onward chain, and viewing is advised.



4



2



1



D - 68

Council Tax Band: E



## Approach

Over the driveway to the porch door, with lawned gardens to the side and side access through to the rear.

## Enclosed Porch

With surrounding windows, ceramic tiling to floor, opaque door with a matching window into the

## Reception Hall

With ceiling light, smoke alarm, ceramic tiling on the floor, a useful under-stairs storage cupboard housing the 18th edition electric isolation unit and fitted light, door to

## Cloakroom W.C

With a two piece white suite with low-level encased w.c., vanity wash hand basin with cupboard below and chrome mixer tap, ceramic tiling to floor, ceiling light and opaque window to side.

## Living Room

With bow window to front, ceiling light, living flame effect coal gas fire with stone composite inset hearth and mantle, t.v point and a square opening to the

## Dining room

With upvc three-leaf bi-folding doors to the rear, ceiling light, panelled oak door to the

## Refitted Kitchen

Comprehensively refitted with a range of matching light grey matt fronted base and wall units with 20mm quartz effect square edged work surfaces with matching up-stands and window sill, integrated Siemens eye level fan assisted oven and grill with warming tray, four ring Siemens induction hob, double bowl stainless sink with chrome mixer tap ceramic tiling to floor, two seat breakfast bar, space and plumbing for dishwasher, wall mounted Vaillant combination gas fired central heating boiler servicing the hot water and central heating, space for under counter fridge, space for large upright fridge freezer, radiator, door and window to the

## Utility Room

With a pitched glass roof, space and plumbing for a washing machine and a separate dryer, oak-fronted base cupboards with marble-effect rounded-edge work surfaces.

## First Floor Landing

Split-level stairs rise to the first floor landing, featuring an opaque window to the side, a ceiling light, access to an insulated and part-boarded loft with a retractable ladder, power and lighting, and a ceiling light. The door leads to an airing cupboard with slatted shelving and a radiator.

## Double Bedroom One

With a double glazed window to the front, radiator, ceiling light, built-in quality wardrobes with hanging and shelving with part-mirrored sliding doors.

## Double Bedroom Two

With double glazed window overlooking the rear garden, ceiling light, quality built in wardrobes to one wall with hanging and shelving with part mirrored sliding doors.

## Bedroom Three

With double glazed window to rear, ceiling light, radiator.

## Bedroom Four

With double glazed window to front, radiator, built-in office furniture, built-in over bulk head storage cupboard with fitted shelving.

## Refitted Shower room

With opaque double glazed window to side, heated towel rail, vinyl floor, reffited three piece white suite with encased low level w.c., vanity wash hand basin with chrome mixer tap and cupboards below, corner shower enclosure with mains fed shower with chrome fittings and attachments, LED ceiling light.

## Garage

With electric roller door to front with remote, power and light connected with some shelving, also housing the electric and gas smart meters.

## Rear Garden

Fully enclosed by perimeter fencing, beautifully planted with an extensive range of shrubs, plants and vegetable plot. With a double side gate with water butt rainwater collection, compost area, cedar wood shed, outside tap, pedestrian gate to the

## Front

Good-sized lawned front fore garden with driveway parking for three cars.

## Tenure

The property is freehold

## Services

All mains services are connected;

Mobile coverage

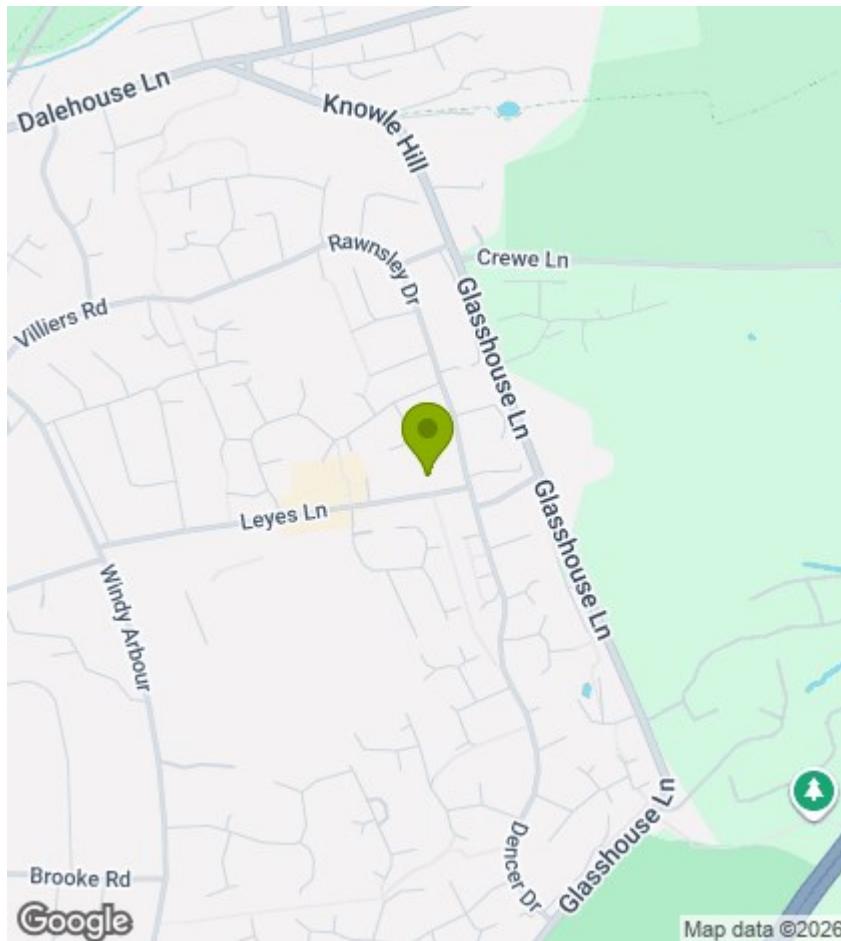
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
53 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		74
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor



## First Floor

