



Wincote Close, Kenilworth

Offers In The Region Of £595,000

- Significantly Extended Three Bedroom Detached House
- Front Lounge
- Impressive Extended Kitchen/Dining Room With Island & Bi-Folds
- Refitted Shower Room
- Private Garden & Driveway Parking
- Enclosed Porch, Reception Hall & Cloakroom W.C
- Energy Rating C - 75
- Large Utility Room
- Three Large Double Bedrooms With Built In Wardrobes
- Warwick District Council Tax Band D

Wincote Close, Kenilworth, CV8 2QE

A superbly extended spacious three double bedroom detached house in a convenient residential position close to local shops, Kenilworth Town Centre and the railway station. The property is within the St Nicholas school catchment and Ofsted outstanding secondary school. The property with the benefit of a four-metre rear extension offers generously proportioned rooms. The accommodation comprises; enclosed porch, reception hall, front lounge, large extended family dining/kitchen with island unit and large utility off. To the first floor there are three double bedrooms all with wardrobes and a refitted family shower room. Outside there is an enclosed rear garden and driveway parking to front and side. The property benefits from gas fired central heating, double glazing and internal viewing is highly recommended.



Council Tax Band: D



Approach

Over a paved and block paved driveway to a composite front door into the

Porch

1.92m x 2.10m (6'3" x 6'10")

Spacious porch with frosted fill height windows to front, kardean flooring, internal double glazed door into the

Entrance Hall

With stairs rising to the first floor, radiator, ceiling light, 18th edition wall mounted electric isolation unit, door to the

Cloakroom

With a low level w.c, vanity wash hand basin with cupboard below, ceramic tiles to floor, heated chrome towel rail.

Lounge

4.42m x 3.52m (14'6" x 11'6")

With double glazed window to front, radiator, ceiling light, Karndean floor, double doors into the

Kitchen/Dining Room

6.83m x 5.72m (22'4" x 18'9")

Kitchen area comprehensively refitted with a range of matching white high gloss handleless base and wall units with 30mm quartz work surfaces with matching up-stands, island unit with two stool breakfast bar, stainless steel under counter mounted sink with retractable chrome mixer tap, integrated appliances to include a five ring stainless steel Neff gas hob with central wok burner, stainless steel illuminated extractor hood over, double fan assisted oven and grill, dishwasher, space and plumbing for American style fridge/freezer, space for large dining table and seating area, five leaf white aluminium bi-folding doors onto the patio, three feature vertical radiators, two ceiling lights and range of LED downlighters, door to

Utility Room

Comprehensively refitted with a range of grey matt matching base and wall units with brushed steel handles and marble effect square edged work surfaces, space and plumbing for washing machine, double glazed window to front and door to garden, Karndean flooring, LED downlighters.

First Floor Landing

With matching white banister rail, useful built in storage cupboard housing the valiant combination boiler servicing the hot water and central heating, ceiling light, smoke alarm, access to insulated roof space, double glazed window to side, door to the

Refitted Shower Room

2.19m x 1.90m (7'2" x 6'2")

With a three-piece white suite with high level w.c, vanity wash hand basin with cupboard below and chrome mixer tap, large walk-in shower enclosure with mains fed shower with chrome fittings and attachments with twin shower heads and rain head shower, ceramic tiling, ceiling light, opaque double glazed window to front, heated chrome towel rail, and useful storage cupboard with shelving.

Double Bedroom One

4.54m x 3.52m (14'10" x 11'6")

With double glazed window to front, ceiling light, radiator, built-in wardrobe to one wall with hanging and shelving.

Double Bedroom Two

6.02m x 2.78m (19'9" x 9'1")

With double glazed window to front, radiator, two ceiling lights, built in double wardrobes with hanging and useful drawers below.

Double Bedroom Three

4.99m x 2.84m (16'4" x 9'3")

With double glazed window to rear, radiator, ceiling light, two sets of built in double wardrobes with hanging and shelving.

Rear Garden

Fully enclosed by perimeter fencing with full width patio, useful space to the side which would be ideal for caravans or motorhome storage.

Front

To the front is a lawned fore garden with a cherry tree, down one side is fencing and hedging adjacent to Whitemoor Road. There is a block paved driveway that runs to the side of the property with parking for two/three cars.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

74 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

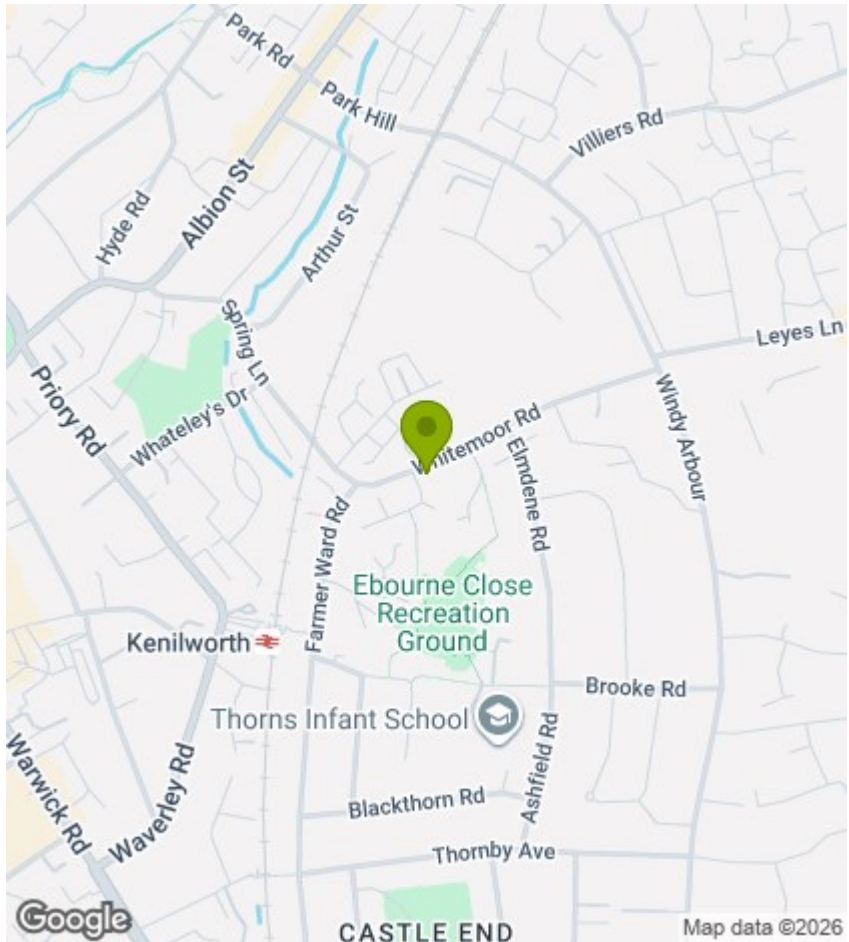
BT

Sky

Virgin

Fixtures & Fittings

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



Viewings

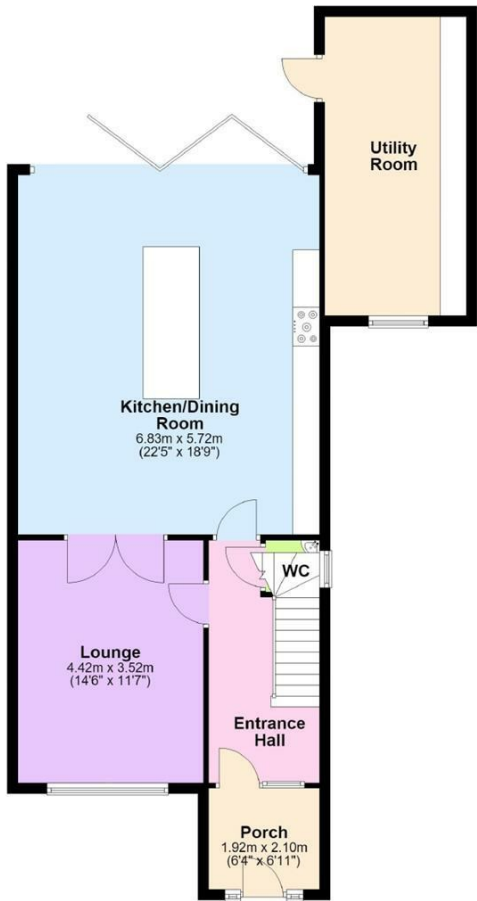
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 80.3 sq. metres (863.9 sq. feet)



First Floor
Approx. 66.7 sq. metres (717.9 sq. feet)

