



## Malthouse Lane, Kenilworth, CV8 1AD

Offers Over £700,000

- Four Bedroom Detached Bungalow In One Of Kenilworth's Premier Roads
- Reception Hall & Cloakroom W.C
- Dining Room With Extended Lounge
- Four Bedrooms, Bathroom & En-suite
- Attractive Corner Plot, Private Garden & Generous Driveway Parking
- No Onward Chain
- Energy Rating D - 55
- Fitted Kitchen
- Side Lobby, Canopy & Single Garage
- Warwick District Council Tax Band F

# Malthouse Lane, Kenilworth, CV8 1AD

A 1960s four-bedroom spacious bungalow offered for sale with no onward chain, this property is set on a generous plot and it is an opportunity not to be missed. Located in one of Kenilworth's premier roads offering convenient access to the old High Street and the historic Abbey Fields. The accommodation comprises: reception hall with cloakroom, dining room and extended lounge, fitted kitchen, inner hall, four bedrooms, en-suite and bathroom. Outside there is a single garage with covered side entrance, veranda and attractive established rear garden. To the front an extensive parking forecourt. Viewing is advised to appreciate this great opportunity.



Council Tax Band: F



### **Approach**

Over a block paved driveway with outside courtesy lights, grey UPVC front door with matching opaque full height double glazed windows on either side into the

### **Reception Hall**

With wood laminate flooring, ceiling light and radiator.

### **Cloakroom**

With a two piece white suite with low level w.c, wall mounted wash hand basin with ceramic tiling to half height to walls, radiator, extractor fan, ceiling light, low level cupboard housing the electric isolation unit and electric and gas meters.

### **Dining Room**

With wood laminate flooring, radiator, coving, ceiling light, downlighters, feature living flame effect coal electric fire with stone composite matching surround, mantle and hearth, ceiling light tunnel, arch to the

### **Lounge**

With dual aspect and double glazed bow window to front with radiator, coving, wood laminate flooring, ceiling light, double glazed French doors with matching windows either side onto rear slate chippings patio.

### **Kitchen**

Comprehensively fitted with a range of matching white wood fronted base and wall units with brushed steel handles and wood grain effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated four ring induction hob with illuminated stainless steel extractor hood above, eye level Beko fan assisted double oven with grill, space for large upright fridge freezer, space and plumbing for washing machine, space for tumble dryer, door to side lobby, radiator, hatch to living room door to the

### **Inner Hall**

With original parquet flooring, radiator, built-in airing cupboard housing the Baxi combination boiler servicing the hot water and central heating, access

to insulated and full boarded loft with retractable ladder, power and light, this is ideal for conversion or expansion subject to the usual planning permissions.

### **Bathroom**

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with central chrome mixer tap and shower attachment, ceramic tiling to walls and contrasting black ceramic tiles to floor, radiator, chrome towel rail, extractor fan, ceiling light, opaque double glazed window to side.

### **Master Bedroom**

With double glazed window to rear, radiator, ceiling light, built in wardrobes either side of bed space with hanging and matching cupboards over, reading light, parquet flooring, coving, door to

### **En-suite**

With a three piece white suite with low level w.c, wall hung wash hand basin with chrome mixer tap, walk in shower cubicle with mains fed shower with chrome attachments, ceramic tiles to floor and walls, extractor fan, feature glass block window lights.

### **Double Bedroom Two**

With double glazed window to rear, radiator, ceiling light, coving, parquet flooring, built in wardrobes to one wall with slip art mirrored doors with hanging and shelving.

### **Double Bedroom Three**

With double glazed window to side, ceiling light, coving, radiator, parquet flooring.

### **Bedroom Four/ Office**

With double glazed window to side, radiator, ceiling light, parquet flooring.

### **Lean To**

With upvc door to front driveway, decked floor with a polycarbonate and timber framed roof with pedestrian door to the

### **Garage**

With metal up and over door to front, power and light connected with useful shelving.

## Rear Garden

Fully enclosed by perimeter fencing with a gravelled patio leading to a timber summer house, predominantly laid to lawn with established planted shrubs and bushes to borders, slate chippings patio to front of French doors

## Front

To the front of the property offers a generous block paved driveway with parking for several cars, lawn and conifer bushes.

## Tenure

The property is freehold.

## Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

70 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Fixtures And Fittings

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

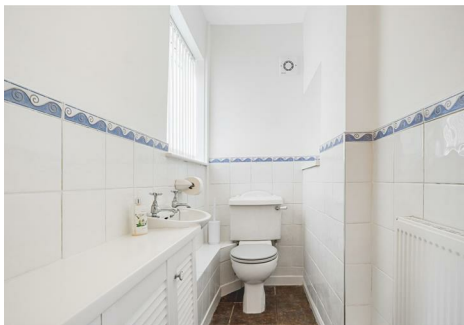
## Special Note

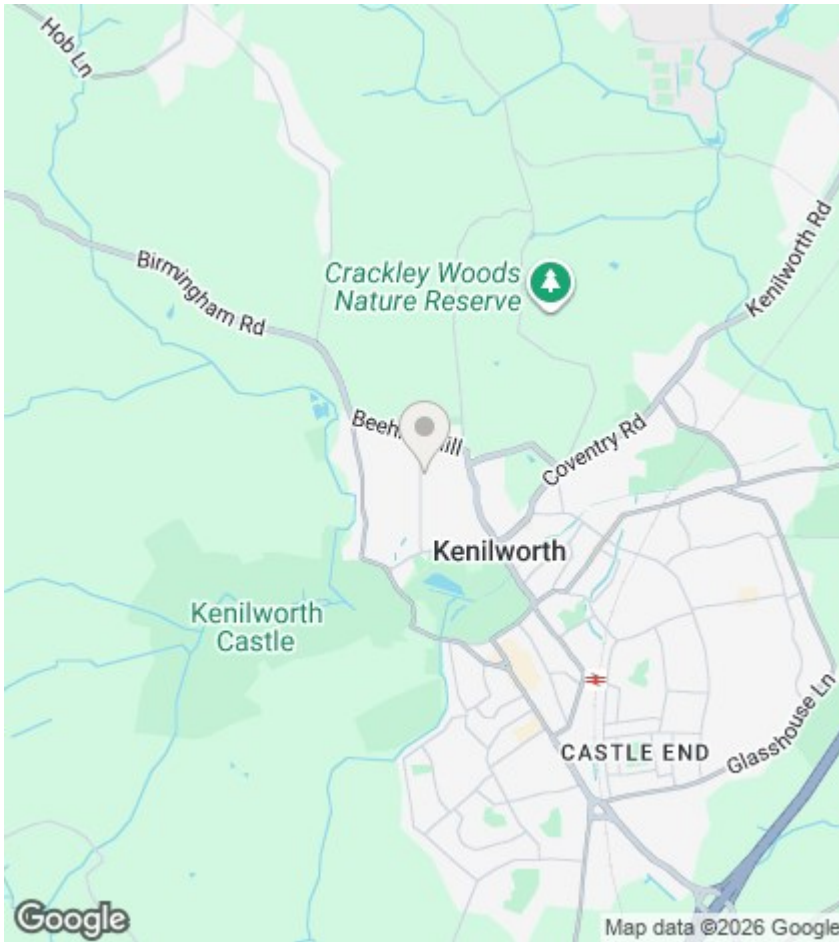
The property is being sold by an employee of Boothroyd and co.

## Virtual Images

Please note that some of these photos have been virtually enhanced.







### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 129.1 sq. metres (1389.5 sq. feet)  
(excluding Lean To)



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)