



De Montfort Road, Kenilworth

£475,000

- Three Bedroom Detached Bungalow
- Reception Hall & Cloakroom
- Two Double Bedrooms And Single
- Low Maintenance Garden
- Double Glazing And Gas Central Heating
- No Onward Chain
- Energy Rating - D 66
- Driveway Parking & Garage
- South Facing Atrium
- Warwick District Council Tax Band - F

De Montfort Road, Kenilworth, CV8 1DE

A deceptively spacious three bedroom detached bungalow on the popular castle side of town backing onto Malthouse Lane. Within walking distance of the Kenilworth old high street and Kenilworth town center. Offered for sale with no chain and immediate vacant possession. The accommodation comprises; reception hall, cloakroom, through living/dining room with dual aspect, fitted kitchen with a utility room off, three bedrooms, three piece bathroom with shower cubicle, additional central south facing atrium and double glazed conservatory. Outside there is a manageable private low maintenance garden, single garage and driveway parking. The property has the benefit of a newly installed condensing boiler and is fully double glazed.

 3  2  2  D - 66

Council Tax Band: F



Approach

Over a bloc pavior driveway with attractive fore garden to an entrance door with double glazed inset with full length side window and set underneath a recessed porch

Reception Hall

With attractive parquet LTV wood flooring, ceiling spot lights, radiator, smoke alarm, fuseboard, airing cupboard with slattered shelving and doors to the

Fitted Kitchen

2.96 x 2.49 (9'8" x 8'2")

Comprehensively fitted with a range of matching wood fronted wall and base units with straight edged work surfaces with a one and half bowl stainless steel sink and drainer unit with chrome mixer tap, ceramic tiling to splash back and flooring, ceiling spot lights and pelmet lighting, Siemens double electric oven cooker and grill, four ring gas hob, space for slimline dishwasher, wall hung Worcester Bosch boiler with double glazed window to the side with archway to

Utility Room

1.55 x 2.49 (5'1" x 8'2")

With double glazed window and a double glazed door to the garden, ceiling spot lights, matching wall units from the kitchen with integral fridge/freezer, space for washing machine set under matching worktop with door to

Cloakroom

With a low level w.c, wall hung wash hand basin with half height ceramic tiling to all walls, opaque double glazed window, radiator, ceiling light.

Lounge/Dining Room

3.02 x 7.36 (9'10" x 24'1")

With a double glazed window to front, sliding patio doors to the doors leading to the sun room, feature living flame effect coal gas fire with pine mantel and surround with inset tiles and hearth, radiator, sliding aluminium patio doors leading into the garden, t.v point, pine panelling to ceiling.

Conservatory

2.98 x 3.85 (9'9" x 12'7")

Double glazed conservatory with automatic skylight window and under floor heating with hanging central ceiling light, French doors leading to rear garden.

Atrium

A unique architectural design led south facing area providing natural light with a sliding door to the sides.

Double Bedroom One

3.56 x 3.76 (11'8" x 12'4")

With double glazed sliding door overlooking the central atrium, built in wardrobes to one wall with hanging and shelving, radiator and central ceiling light.

Double Bedroom Two

3.17 x 2.97 (10'4" x 9'8")

With double glazed window to the front, radiator and central ceiling light.

Study/Bedroom Three

2.62 x 2.47 (8'7" x 8'1")

A versatile room off the reception hall with double glazed window to the front, radiator and central track light.

Shower Room

1.80 x 2.49 (5'10" x 8'2")

Comprising of a three piece suite with low level w.c, shower cubicle with mains shower with chrome mixer tap and attachments, vanity basin with courtesy lighting, shaver point, extractor fan, ceramic tiling to walls, heated towel rail, and a double glazed window to side, access to insulated roof space with power.

Rear Garden

Fully enclosed by perimeter fencing and plant screening, mainly laid to stone patio, having mature borders with various shrubs and plants, side gated access and water tap.

Single Garage

5.16 x 2.44 (16'11" x 8'0")

With up and over garage door to the front with power and light connected and pedestrian door to the side and rear.

Front

Bloc pavior driveway with parking, fore garden, shrubs and hedging, gated side access to garage and rear garden.

Tenure

The property is Freehold.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

212 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

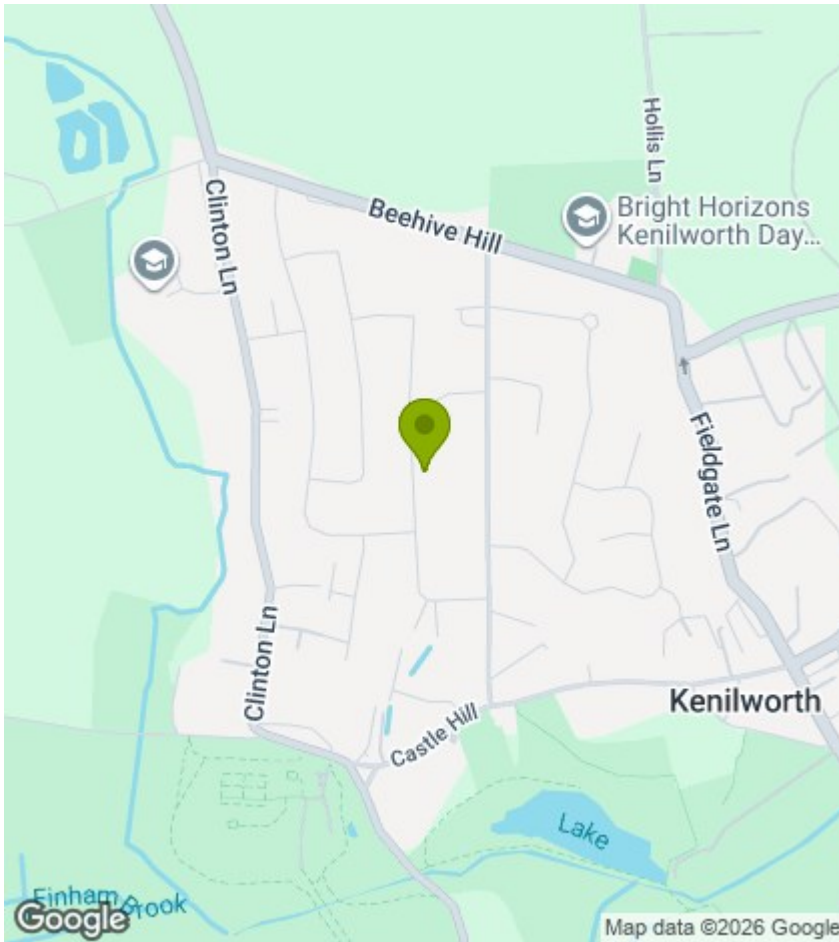
BT

Sky

Virgin

Fixtures and Fittings

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



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		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

