



Wincote Close, Kenilworth

£380,000

- An Extended Three Bedroom Semi Detached House
- Driveway, Car Port And Single Garage
- Attractive Well Stocked Gardens
- Gas Central Heating And Double Glazing
- Attractive Cul De Sac Location Close To Town Centre
- For Sale With No Onward Chain
- EPC Rating D - 65
- Through Lounge & Fitted Beech Effect Kitchen
- Three Bedrooms And Extended Shower Room
- Warwick District Council Tax Band D

Wincote Close, Kenilworth, CV8 2QE

A well-presented and thoughtfully extended three-bedroom semi-detached home, ideally positioned within the highly regarded cul-de-sac of Wincote Close, just a short distance from Kenilworth town centre. Offered for sale with no onward chain, this property presents an excellent opportunity for a smooth and straightforward purchase.

The accommodation is approached via a direct paved driveway providing ample off-road parking, leading to a useful carport and detached garage. Internally, the property opens into an enclosed porch, which in turn leads to a welcoming reception hallway with a convenient ground floor cloakroom. The main living space is a bright and spacious through lounge/dining room, featuring a marble fireplace as a central focal point. The kitchen is fitted with a range of modern beech-effect units and on the first floor, there are three well-proportioned bedrooms, along with an extended tiled shower room.

Externally, the property benefits from an open-plan front garden, while to the rear is a private, enclosed garden with a paved patio area, ideal for outdoor seating and entertaining. The location is particularly appealing, being within easy reach of Kenilworth School and the amenities of Whitemoor Road shopping parade.



Council Tax Band: D



Approach

The property is approached across a paved driveway that provides off road parking and leads to the car port and garage beyond. The front garden is open plan with shrub borders and a pathway leads to the front door.

Porch

With uPVC entrance door with side light windows, panel heater, built in cupboards and further uPVC door into the hallway..

Hallway

Stairs rise to the first floor landing, radiator and doors off to:

Cloakroom

Having a close coupled wc, wash hand basin and a radiator. Frosted window to the side.

Lounge

Window to the fore with a radiator beneath. Marble fireplace with matching hearth and housing a coal effect electric fire. Archway into the dining area.

Dining Area

Patio doors to the rear and a radiator.

Kitchen

Fitted with a range of beech effect wall and base units. Stone effect worksurfaces with an inset four ring gas hob and eye level oven and grill. Plumbing for an automatic washing machine and space for an upright fridge freezer. Tiling to splashbacks, radiator and a door and window to the rear.

Landing

Window on the turn, airing cupboard housing the condensing boiler and doors off to:

Bedroom One

Window to the fore with a radiator beneath and built in wardrobes.

Bedroom Two

Window to the rear with a radiator beneath and a built in cupboard.

Bedroom Three

Window to the rear and a radiator beneath.

Bathroom

The bathroom has a double shower cubicle with a thermostatic shower, close coupled wc and a pedestal wash hand basin. Tiling to full height, heated towel rail and a medicine cabinet.

Cr Port

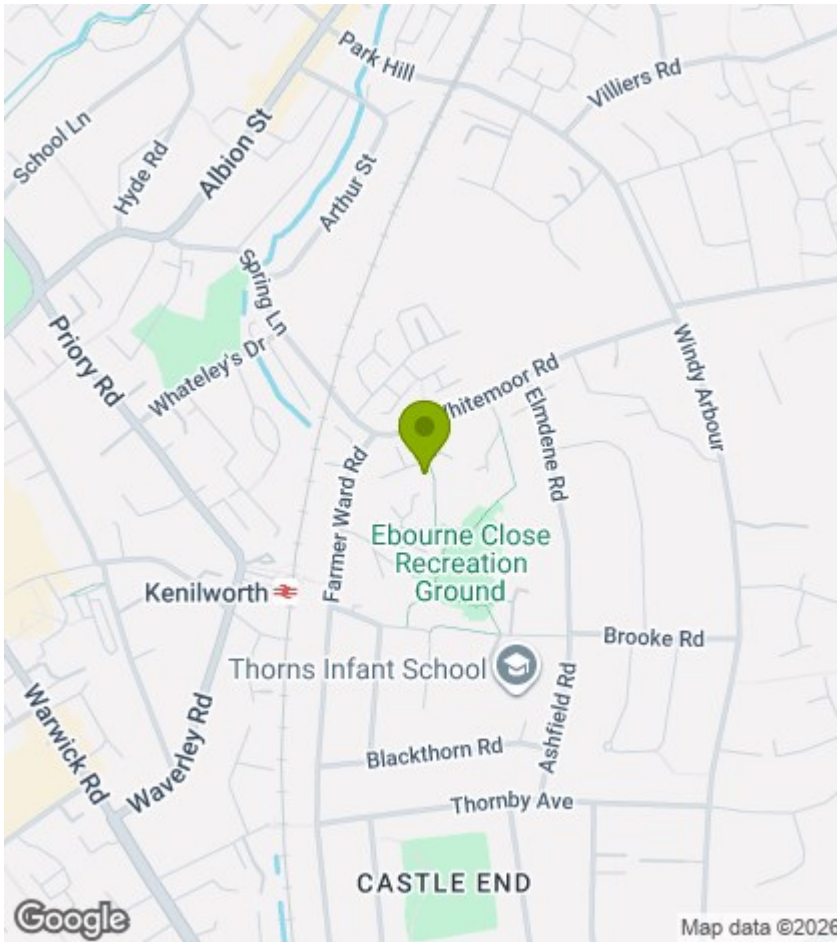
With polycarbonate roof, door into the kitchen and the garage beyond.

Garage

With a remote roller shutter door. Power and lighting provided and shelving.

Rear Garden

Having a patio directly from the property and pathway. Mainly laid to lawn with shrub borders and enclosed with fencing. There is a door into the garage and gate onto the driveway.



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	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

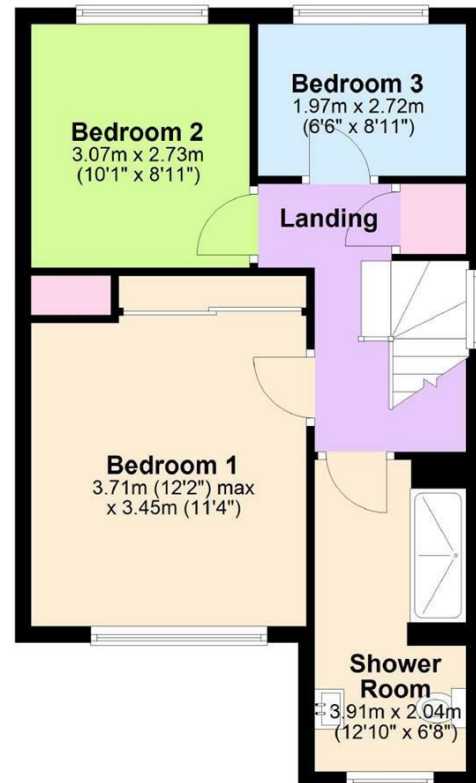
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 90.1 sq. metres (969.8 sq. feet)