



JULIE PHILPOT
RESIDENTIAL



70 Leyes Lane | Kenilworth | CV8 2QT

Situated on a prominent corner plot with the opportunity to further extend, a well presented, three bedroom semi-detached residence offering spacious family accommodation. The property having been extended now provides a large master bedroom with walk-in dressing room and en-suite. There are two further bedrooms an family bathroom. On the ground floor is a lounge, plus extended kitchen/diner and utility room with a conservatory having direct garden access. The location is just ideal conveniently placed for Kenilworth School and primary schools, shops, bus service and open countryside all being within easy walking distance. Early viewing recommended.

£400,000

- Master Bedroom with Dressing Room & En-Suite
- Breakfast Kitchen and Dining Area
- Utility Room and Conservatory
- Ample Driveway Parking



Property Description

ENCLOSED ENTRANCE PORCH

1.83 x 1.24 (6'0" x 4'1")

Having storage space, tiled floor and door to:

LOUNGE

4.32 x 4.17 (14'2" x 13'8")

Having a feature fireplace with electric fire, radiator, TV aerial point, and staircase leading to the first floor. Archway to:

KITCHEN/BREAKFAST ROOM

4.17 x 2.79 (13'8" x 9'2")

Having an extensive range of cupboard and drawer units with matching wall units including glazed display units and round edged worksurfaces.

Stainless steel sink unit with mixer tap over, Range cooker with extractor canopy over and tiled splashbacks. Under stairs storage cupboard with power and light and access to conservatory.

DINING ROOM

2.54 x 2.16 (8'4" x 7'1")

Having French double doors to rear garden and door to utility room.

CONSERVATORY

3.78 x 2.67 (12'5" x 8'9")

Having tv aerial connection and French doors to rear garden.

UTILITY ROOM

2.51 x 1.73 (8'3" x 5'8")

Having space and plumbing for washing machine and space for tumble dryer. Tall built in broom/larder cupboard, two wall light points, wall mounted "Vaillant" gas fired central heating boiler and door to the integral garage/store room.

FIRST FLOOR LANDING

Having access to the roof storage space.

MASTER BEDROOM

4.14 x 3.1 (13'7" x 10'2")

Having been extended to provide a large bedroom with radiator and archway to:

DRESSING ROOM

2.46 x 1.98 (8'1" x 6'6")

Having shelved recess to side and space for wardrobes. Door to:

EN-SUITE SHOWER ROOM

1.98 x 2.46 (6'6" x 8'1")

Having a white suite comprising low level WC, vanity sink unit with cupboard beneath, walk-in shower cubicle with inset 'rainfall' shower and glazed screens. Chrome heated towel rail and extractor fan.

BEDROOM TWO

3.2 x 2.74 (10'6" x 9'0")

Having built in double wardrobe with ample hanging and shelving space, matching small recessed cupboard with shelving and radiator.

BEDROOM THREE

2.9 x 1.83 (9'6" x 6'0")

A good size third bedrooms with radiator and rear garden view.

FAMILY BATHROOM

2.31 x 1.45 (7'7" x 4'9")

Having a white suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower attachment and glazed side screen. Part mirrored and tiled walls and extractor fan.

OUTSIDE & GARDENS

The property is situated on a substantial corner plot with gardens with to three sides, mainly laid to lawn at the front with with surround flower and herbaceous borders. Direct access over a paved and gravelled driveway providing OFF ROAD PARKING leading to:

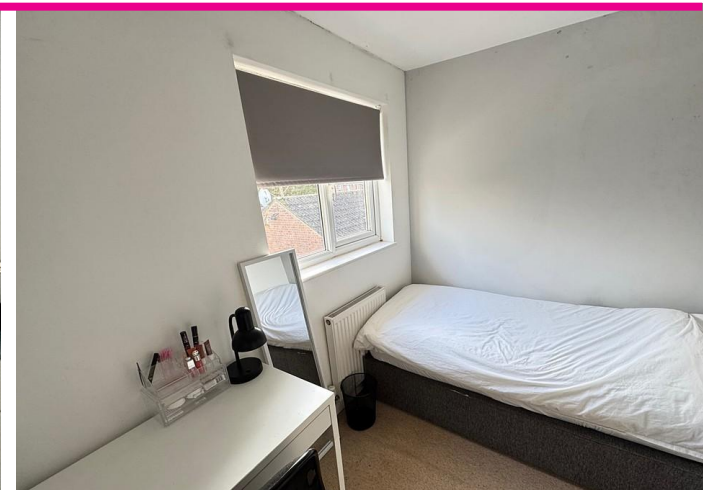
INTEGRAL GARAGE/STORE

3.25 x 2.51 (10'8" x 8'3")

Having an up and over door, power and light.

REAR GARDEN

The sunny and south facing rear garden has an area of lawn, paved patio and shrubbery borders. Timber fencing and hedging forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

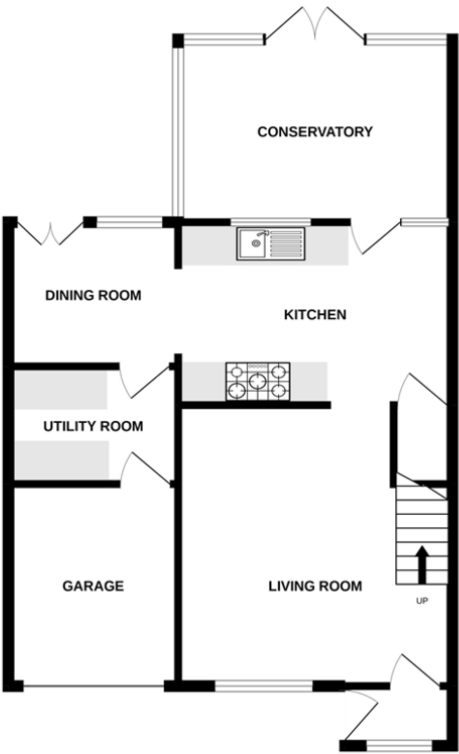
T: 01926 257540

E: sales@juliephilpot.co.uk

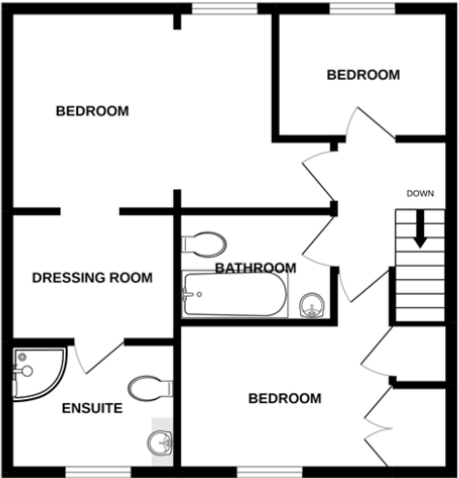
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- The average energy rating is D.
- The average energy score is 60.