



Malthouse Lane, Kenilworth

Offers In The Region Of £850,000

- Four Bedroom Detached House In One Of Kenilworth Premier Roads
- Through Living/Dining Room
- Refitted Kitchen With Integrated Appliances
- Bathroom With Shower
- Good Size Landscaped Rear Garden With Patio
- Open Porch, Reception Hall & Cloakroom
- Energy Rating D - 59
- Four Bedrooms/Three Doubles
- Integral Single Garage
- Warwick District Council Tax Band F

Malthouse Lane, Kenilworth CV8 1AD

A superbly presented quality four bedroomed detached house situated in one of Kenilworth's most sought after residential roads on the Castle side of town. Within walking distance of Kenilworth Castle, the delightful Abbey Fields, Old High Street, and the town centre with its full range of facilities and amenities accessible across the Abbey Fields. The fully double glazed, gas centrally heated accommodation is offered for sale in excellent decorative order and is complemented by a delightful south westerly facing rear garden with a good degree of privacy. The accommodation offered comprises open porch, spacious reception hall, fitted cloakroom, large lounge/dining room, refitted kitchen, side store/walkway, three double bedrooms and one single bedroom, bathroom, superb rear garden, and garage. Opportunities in this location are rarely available so early viewing is highly recommended.



Council Tax Band: F



Approach

Over a block paved driveway to open porch with peddle dash external letter box and courtesy light, hardwood panelled front door with step up into the

Reception Hall

With oak strip floor, ceiling light, radiator, oak and glazed stairs rising to the first floor, coving, door to the

Cloakroom

With a refitted two piece white suite with low level w.c, wall hung wash hand basin with cupboard below and central chrome mixer tap, opaque double glazed window to front, ceiling light, radiator, useful under stairs storage cupboard with sliding doors.

Kitchen

8'4" x 15'11"

Comprehensively refitted with a range of matching cream coloured base and wall units with matching brushed steel handles and Corean work surfaces with matching up-stands and window sill, stainless steel sink with chrome mixer tap, integrated appliances to include a four ring Siemens induction hob with Corean splashback and Neff stainless steel extractor hood above, eye level Siemens fan assisted oven and grill, integrated fridge freezer, Bosch dishwasher, integrated washing machine, three ceiling lights, double glazed window overlooking the fabulous rear garden, quality cushioned flooring, vertical radiator, door to pantry/utility cupboard housing the Vaillant combination boiler servicing the hot water and central heating with shelves and space for a tumble dryer.

Lounge/Dining Room

25'10" x 11'5"

Lounge area with double glazed window to front, coving, ceiling light, radiator, further double glazed window to side, t.v point, open feature fire with matching decorative brick inset and surround with wooden mantel opening to the dining area with double glazed french doors and matching double glazed windows either side overlooking the lovely garden, radiator, ceiling light, door to kitchen and double glazed window to side.

First Floor Landing

Spacious first floor landing with matching oak and glazed stairs case with double glazed window to front, ceiling light, access to insulated and boarded loft space with retractable ladder and light, door to

Double Bedroom One

11'6" x 11'5"

With double glazed window to front, radiator, ceiling light, oak strip flooring.

Double Bedroom Two

9'11" x 11'5"

With double glazed window to rear, ceiling light, radiator oak strip flooring.

Double Bedroom Three

12'2" x 7'10"

With double glazed window to front, radiator, oak strip flooring, ceiling light.

Bedroom Four

8'6" x 7'10"

With double glazed window to rear and side, radiator and oak strip floor.

Bathroom

With a three piece cream coloured suite with a low level w.c, pedestal wash hand basin, panelled bath with mains fed Aqualisa shower with bi folding shower screen and separate remote, ceramic tiling to walls and floor, opaque double glazed window, heated chrome towel rail.

Side Lobby

With wood panelled door to front and rear with side double glazed windows and a pitched polycarbonate roof, wall lights and door to the

Integral Single Garage

17'10" x 8'0"

With twin timber doors to front, power and light connected also housing the electric and gas meters and the electric isolation unit.

Rear Garden

A lovely feature of the property with a pleasantest facing rear aspect, mainly laid to lawn with full width patio pergola, side shed accessible from the front and storage area, to the top of the garden there is a

greenhouse and seating area, electric pumped garden pond with West Moreland stone rockery. The garden is beautifully stocked with a great array of shrubs and plants.

Front

Tenure

The property is freehold.

Services

All mains services are connected

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

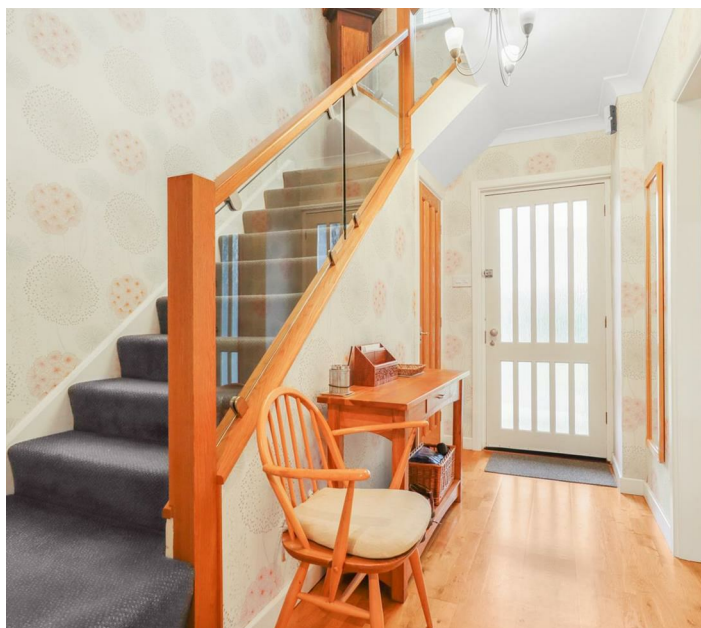
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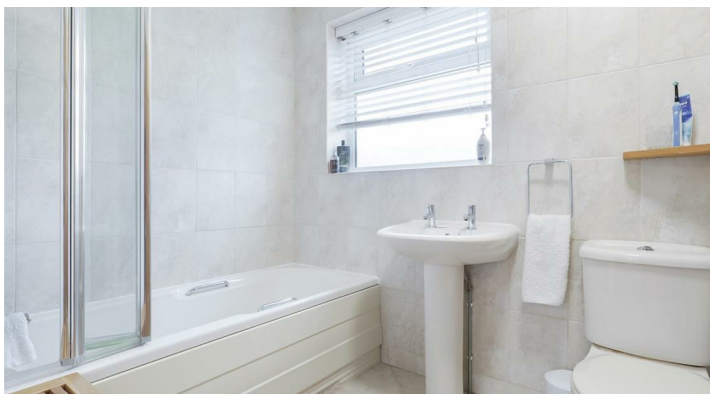
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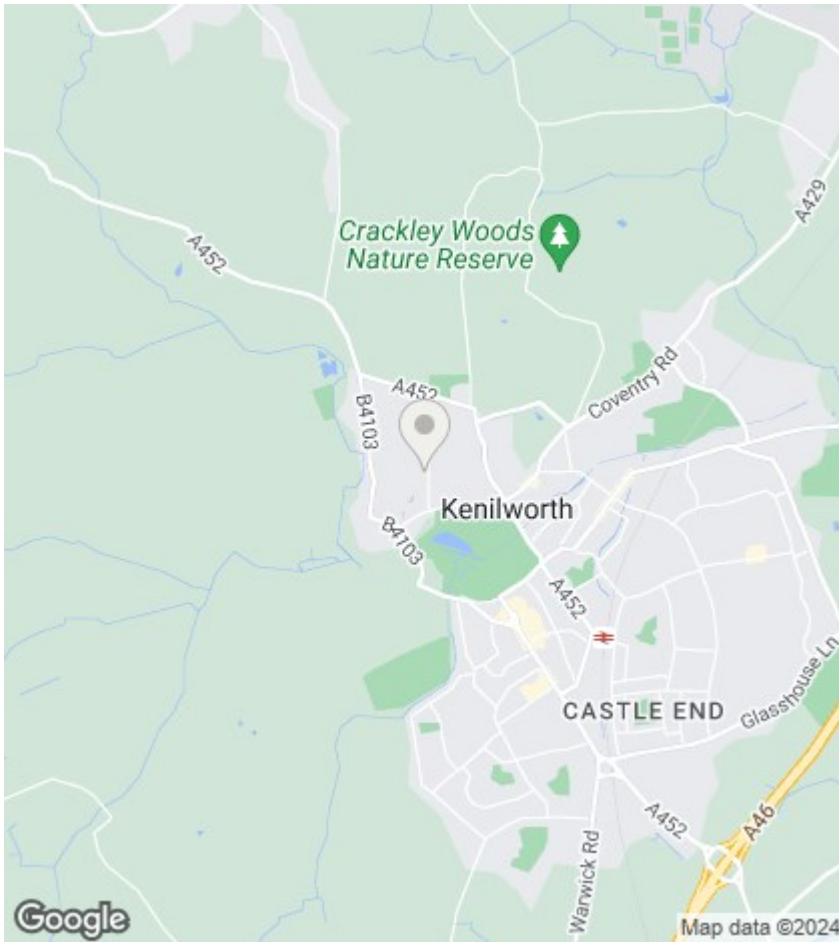
Virgin

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		59	
(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. 75.3 sq. metres



Total area: approx. 130.4 sq. metres