



Leyes Lane, Kenilworth

Offers Over £335,000

- Extended Two Bed Semi-Detached
- Southerly Facing Rear Garden
- Storage/Boot Room
- EPC Rating C - 74
- Warwick District Council Tax Band C
- Refitted Kitchen/Dining
- Superbly Presented
- Parking for Two Vehicles
- Re-Fitted Bathroom
- Close To Kenilworth Secondary School

Leyes Lane, Kenilworth

A superbly positioned, extended and enlarged 2 bedroom semi-detached family home, presented in superb condition renovated in 2019 with Herringbone laminate flooring, re-fitted quality kitchen and bathroom, ground floor family room extension together with additional storage/boot room, southerly facing fully enclosed rear garden and front off road car parking and driveway. The gas centrally heated accommodation offers an attractive residential position overlooking an open area of green space and trees, yet within walking distance of local shops and the Kenilworth Secondary School. Pitched roof porch canopy, spacious living room with staircase rising to first floor, full width dining kitchen, with useful family room providing access to garden, storage and boot room, first floor landing, two bedrooms, master having built-in closet and airing cupboard, bathroom with shower.



Council Tax Band: C



Approach

Accessed over low maintenance grey stone chippings with parking for two vehicles leading to uPVC opaque glazed inset front door under a pitched roof door canopy leading to

Lounge

13'6" x 12'6"

With oak laminate flooring, full height square shaker wall panelling, front window with delightful view over grass area, central ceiling light point, staircase rising to first floor with banister rails, t.v. aerial point, radiator with cover and glass paned glazed door leading to

Kitchen

9'4" x 12'6"

With herringbone laminate flooring, dove grey shaker style base and wall units with matching courtier handles and flat edge work surfaces with splash back, inset bowl and a half drainer sink unit with mixer tap overlooking family room and rear garden through the passthrough, integrated appliances comprising: Lamona dishwasher, Bosch double oven and grill with Lamona five ring gas hob with illuminated extractor with matching canopy above and black glass panel splashback, Space for full height fridge/freezer. Central ceiling light point, radiator, further full height storage cupboard and open doorway leading to

Dining Area

9'4" x 7'1"

With matching herringbone laminate flooring, Led downlighters, space for dining table and timber internal door leading to

Storage/Boot Room

7'1" x 7'5"

Built in base to wall shaker style dove grey units with granite effect laminate rounded edge worktop, central ceiling light, grey laminate flooring and space for dryer with door out on to front elevation to the driveway.

Family Room

7'8" x 18'9"

Extended area creating a great space with the current owners utilising this as the family room, with matching herringbone laminate flooring, LED downlighters, radiator, fitted blackout blinds, Upvc double glazed French windows looking out to the rear southerly facing garden.

First Floor Landing

With access to insulated and part boarded roof space, storage cupboard, carpeted flooring to all bedrooms.

Bedroom One

9'10" x 9'5"

To the front is a double bedroom with radiator, window to front, tv point, curtain rail, central ceiling light point, illuminated full height storage cupboard with hanging rail and shelving, housing the wall hung boiler. Further half height storage cupboard with hanging rail and shelving.

Bathroom

With cushioned vinyl flooring, white suite with panelled bath with chrome mixer tap and duel head shower attachment with inset shelving and marble affect splashback, cabinet low level w.c, wash hand basin with chrome mixer tap, double glazed opaque glazing, chrome heated towel rail.

Bedroom Two

6'8" x 10'7"

To the rear of the property, Radiator, central ceiling light, central ceiling light, sliding full height wardrobe with central mirror, hanging rail and shelving.

Rear Garden

Attractive fully enclosed garden, south facing with timber decking area, timber Wendy house, shaped lawn with surrounding mature planted flower beds and borders, with slate chippings and offering considerable seclusion.

Tenure

The property is Freehold.

Fixtures and fittings

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

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

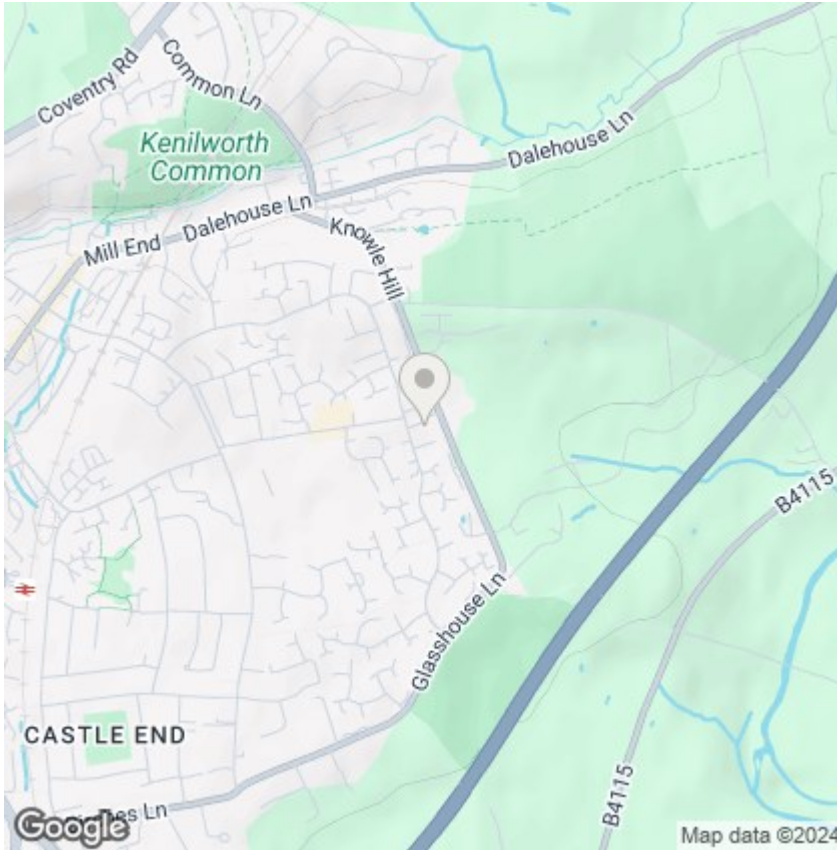
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin




Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

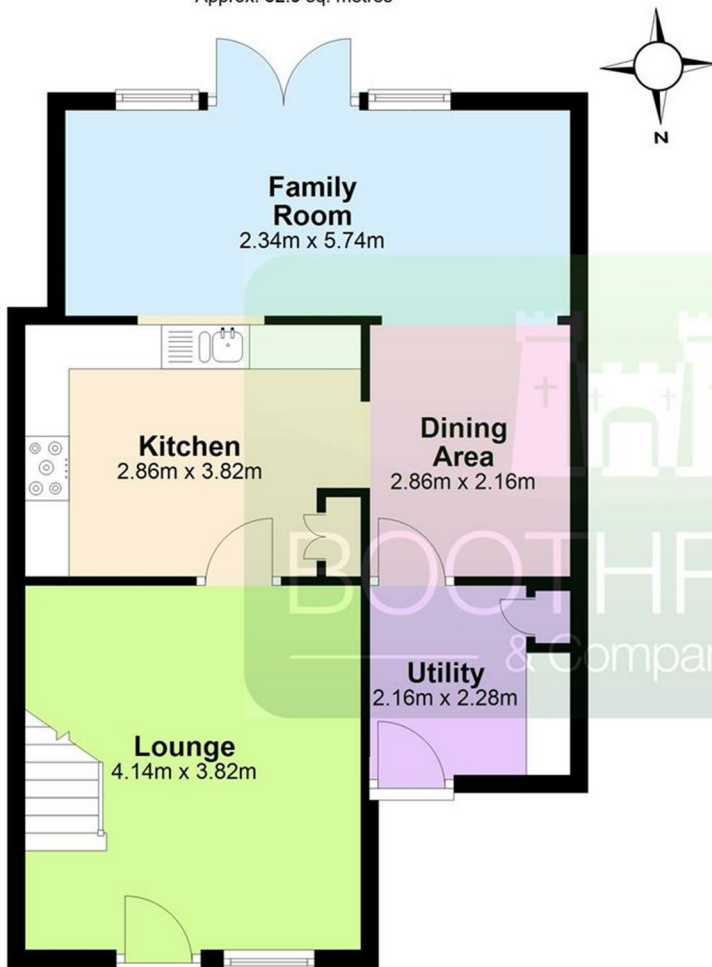
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

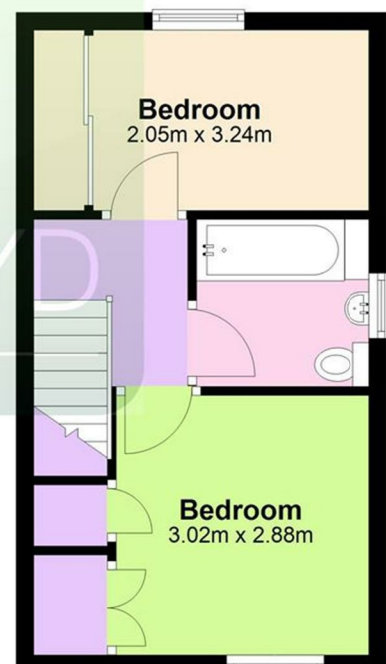
Ground Floor

Approx. 52.9 sq. metres



First Floor

Approx. 27.3 sq. metres



Total area: approx. 80.3 sq. metres