

## The Deer Leap, Kenilworth, CV8 2HQ

Offers In The Region Of £350,000

- Extended Three Bedroom Semi Detached House On A Corner Plot
- Living/Dining Room
- Extended Breakfast Kitchen
- Shower Room
- Gas Central Heating & Double Glazing- No Onward Chain
- Open Porch & Reception Hall
- Energy Rating D - 59
- Three Bedrooms-Two Doubles
- Corner Plot with Single Detached Garage
- Warwick District Council Tax Band D

# 1D The Deer Leap, Kenilworth CV8 2HQ

An extended three bedroom semi-detached house close to Kenilworth Common, local school and amenities and on a generous corner plot. This spacious accommodation, in need of some general internal refreshment, comprises; open porch, reception hallway, living room/ dining room, extended breakfast kitchen, first floor landing, three bedrooms (2 doubles) shower room, rear garden with single detached garage, parking to the front. There is scope to the side of the property to incorporate a large extension subject to obtaining the usual planning consents. The property is offered for sale with no chain an immediate vacant possession.



Council Tax Band: D



### **Approach**

Over a paved pathway to a pitched tiled and timber open porch, hardwood panelled double glazed front door into the

### **Reception Hall**

With stairs rising to the first floor landing with understairs storage cupboard, wall mounted temperature control clock for the central heating, radiator, coving, ceiling light, built in storage/coats cupboard with fitted coat hooks, and panelled door into the through

### **Living/Dining Room**

With leaded double glazed window to front, feature living flame effect coal gas fire with dark wood mantle and surround, coving, ceiling light, wall light, radiator, ceiling beam then into the

### **Dining Area**

With radiator, coving, ceiling light, wall light, double glazed door with matching double glazed slip window onto the rear patio.

### **Extended Kitchen**

Fitted with a range of matching base and wall units with wood grain effect rounded edge work surfaces with single drainer stainless steel sink unit, space for large upright fridge freezer and space and plumbing for washing machine, space for slot in cooker, wall mounted Optima boiler servicing the hot water and central heating, space for breakfast table, ceiling strip light and second ceiling light, vinyl floor, double glazed window to side and rear with door to the garden.

### **First Floor Landing**

With ceiling light, access to insulated and part boarded loft space with retractable ladder, smoke alarm, airing cupboard housing the factory insulated copper cylinder and slatted shelving, door to

### **Double Bedroom One**

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

### **Double Bedroom Two**

With double glazed window to rear, radiator, ceiling light.

### **Bedroom Three**

With leaded double glazed window to front, radiator, ceiling light, built in over bulk head wardrobe with hanging and shelf.

### **Shower Room**

With a three piece suite with low level w.c, pedestal wash hand basin, large walk in shower enclosure with fitted glazed shower screen and mains fed Mira 88 shower,

ceramic tiling to full height to all walls, vinyl floor, radiator, opaque double glazed window to rear.

### **Rear Garden**

Fully enclosed by perimeter fencing with crazy paving and patio with raised borders, central pathway leading to a rear gate and to the garage to rear and drive. there is small lean to greenhouse and metal shed.

### **Garage**

There is a detached single brick built garage with pitched tiled roof to the rear of the garden, accessible from The Deer Leap with metal up and over door to front, power and light connected, and a tarmac driveway with parking for 1 car.

### **Front and Side**

To the front is lawned fore garden enclosed by perimeter fencing and to the side there are double timber gates leading to a gravelled hard standing ideal for caravan or motorhome storage. The property has space for further side extension subject to the usual planning permissions.

### **Tenure**

The property is freehold.

### **Services**

All mains services are connected;  
Mobile coverage

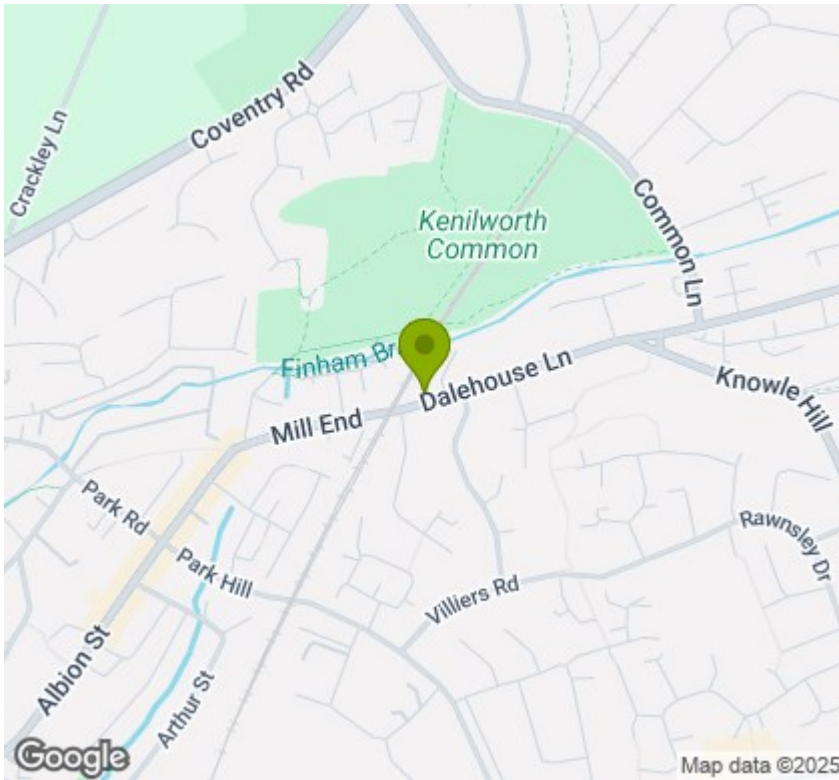
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
9 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### **Fixtures & 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### Ground Floor

Approx. 43.1 sq. metres



### First Floor

Approx. 36.8 sq. metres



Total area: approx. 79.9 sq. metres