



BOOTHROYD
& Company



Leagh Close, Kenilworth

Offers Over £499,950

- Extended Spacious Four Bedroom Semi Detached House
- Reception Hall & Downstairs Shower Room
- Living Room with Feature Firepalce
- Utility & Garden Room
- Four Bedroom/Three Doubles
- Enclosed Porch
- Energy Rating C - 71
- Extended Open Plan Dining Kitchen
- Garage/Store
- Warwick District Council Tax Band D

Leagh Close, Kenilworth

A beautifully presented and fully renovated four bedroom semi-detached property, extended to the side and rear in an established residential location, close to Kenilworth Common and providing convenient access to Warwick University and Westwood Business Park. The property comprises; enclosed porch, reception hall, living room with feature fireplace, extended and re-fitted kitchen, refitted shower room, large utility, garden room, and garage store. To the first floor there are four bedrooms (three doubles), and family bathroom, private landscaped South facing rear garden fully enclosed by perimeter fencing, to the front of the property there is off road parking for 2 vehicles. The property benefits from double glazing, gas fired central heating. Internal viewing is essential.



Council Tax Band: D



Enclosed Porch

Approach over a block paved driveway to a enclosed with quarry floor, internal opaque double glazed composite door into the

Reception Hall

With Kardean style flooring, radiator, ceiling, stairs rising to the first floor with useful understairs storage cupboard housing the electric isolation unit and electric and gas meter.

Lounge

With Kardean style floor, double glazed window to front, ceiling light, living flame effect coal gas fire with marble composite inset hearth and mantle, bi-folding doors into the

Dining Area

With two ceiling lights, space for dining table, double glazed French doors onto the patio opening to the

Kitchen Area

Comprehensively refitted with a range of matching light grey wood grain effect base and wall units with 30mm black granite work surfaces with peninsular three stool breakfast bar, twin Belfast sink with chrome mixer tap, integrated Bosch dishwasher, Lamona microwave, cuisine master range cooker included in the sale, space for American style fridge freezer, Kardean style floor, two feature drop down lights, LED downlighters, cupboard housing the Vaillant combination boiler servicing the hot water and central heating, ceramic tiling to splash back, double glazed window to rear, door to

Utility Area

Spacious utility room with a continuation of the matching base and wall units with granite work surfaces with stainless steel under counter sink with chrome mixer tap, space and plumbing for washing machine and stacked dryer, velux roof windows LED downlighters, Kardean style floor door to

Shower Room/W.C

With Jack and Jill door to hall, refitted with a three piece white suite with low level encased w.c., vanity wash hand basin with cupboard below, large corner shower enclosure with mains fed shower with chrome fittings and twin shower heads and porcelain tiles to floor and walls, heated chrome towel rail, LED downlighters, extractor fan.

Garden Room

With Karndean style floor, vaulted ceilings with LED downlighters, double glazed French doors onto the patio, radiator, useful built in shelved storage cupboard.

Garage/Store

With twin doors to front, power and light connected, electric car charging point to front.

First Floor Landing

With opaque double glazed window to side, access to insulated and part boarded loft space with retractable ladder, door to

Double Bedroom One

With double glazed window to front, two ceiling lights, built in wardrobes to one wall with hanging and shelving.

Double Bedroom Two

With double glazed window to rear, radiator, ceiling light, built in double wardrobes with hanging and shelving with fitted drawers and display shelves.

Double Bedroom Three

L shaped bedroom with double glazed window to rear, two ceiling light, radiator.

Bedroom Four

With double glazed window to front, ceiling light, useful built over bulk head storage with shelving.

Bathroom

With a three piece white suite with low level encased w.c., half pedestal wall hung wash hand basin with chrome mixer tap and cabinets over, panelled bath with mains fed shower with chrome fittings and attachments, ceramic tiles to floor and walls, opaque double glazed window to side, heated chrome towel rail.

Rear Garden

Fully enclosed by perimeter fencing with full width patio, steps to main lawn, well stocked borders with mature shrubs, with apple, pear and damson tree, small timber shed, two Courtesy up-lights and cold water tap.

Front

To the front of the property is a block paved driveway with parking for two cars, inset fore garden with a good degree of privacy from shrubs and plants, low level front wall, and electric car charging point.

Tenure

The property is freehold.

Services

All main services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

23 Mbps

Superfast

71 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

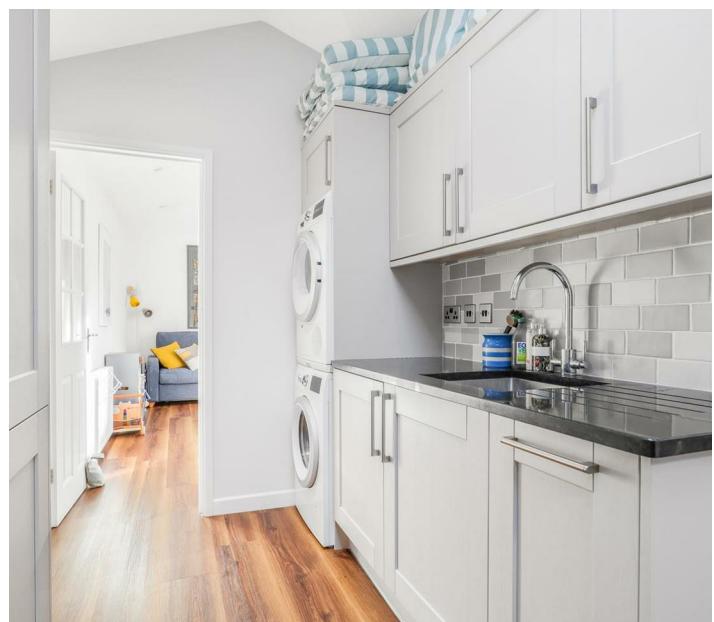
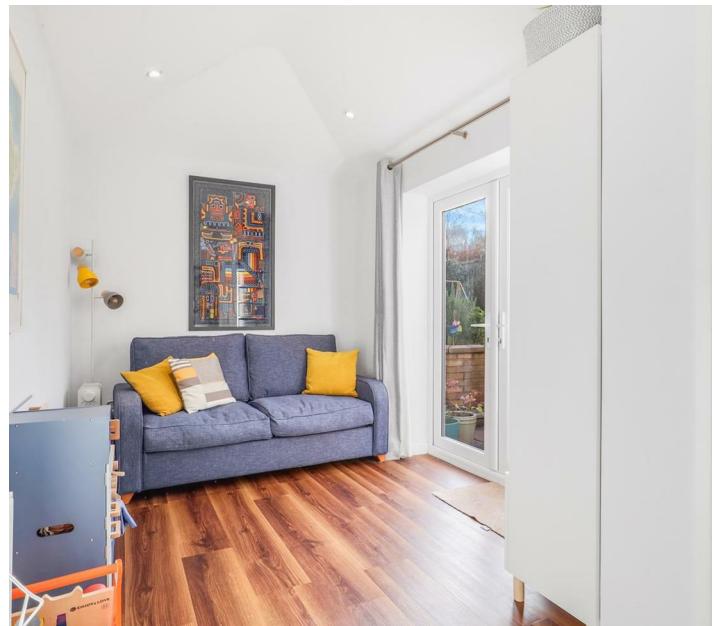
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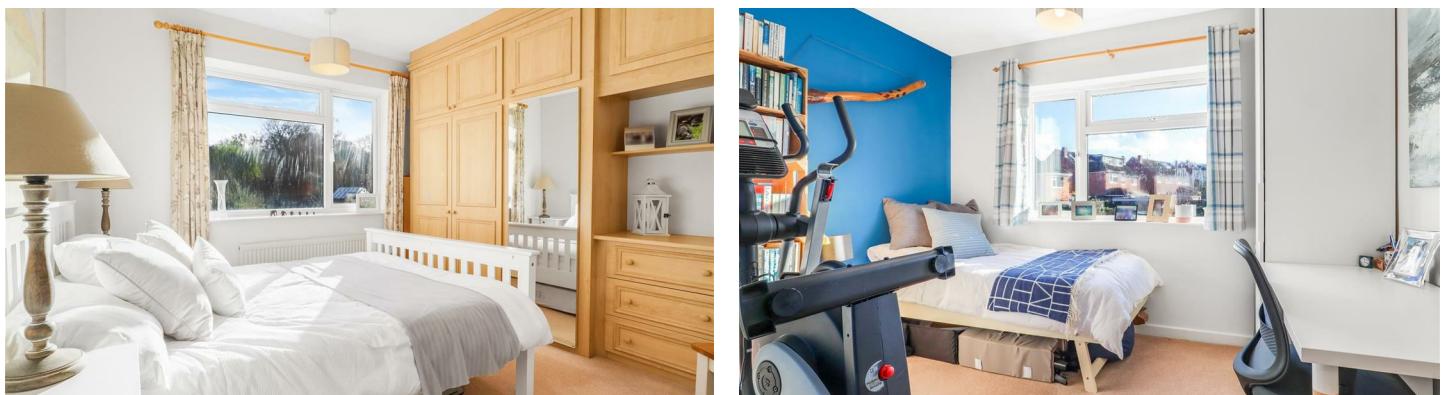
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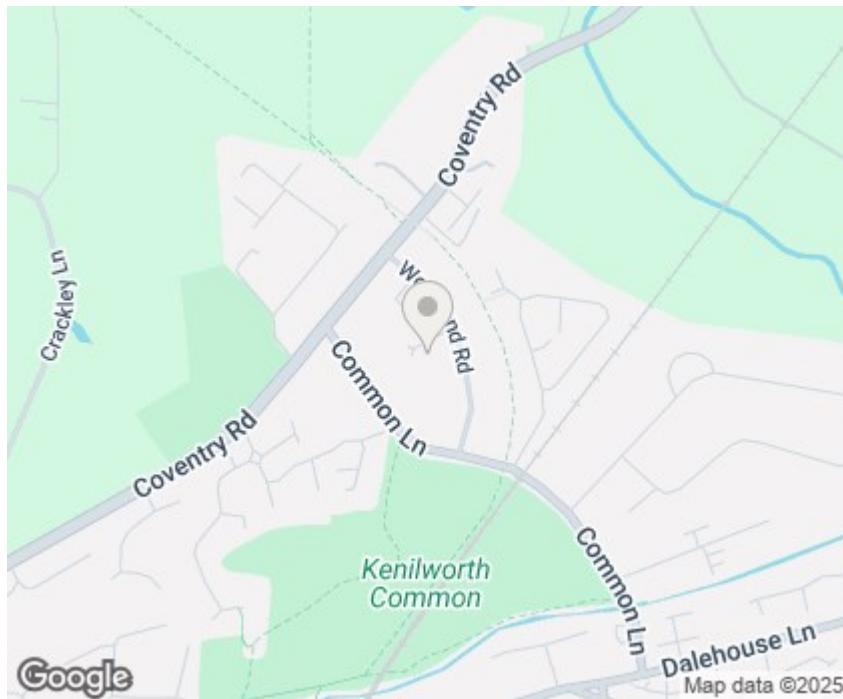
Virgin

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

Ground Floor

Approx. 91.2 sq. metres



First Floor

Approx. 57.0 sq. metres



Total area: approx. 148.2 sq. metres