



BOOTHROYD
& Company



Malthouse Lane, Kenilworth

Offers In The Region Of £700,000

- Five Bedroom Detached House On One Of Kenilworth Premier Roads
- Front Fitted Kitchen
- Large Living Room
- Five Bedrooms (Four Doubles)
- Garage & Utility With Long Front Garden & Driveway
- Enclosed Porch, Hall & Cloakroom
- Energy Rating E - 51
- Separate Dining Room
- Refitted Family Bathroom
- Warwick District Council Tax Band G

Malthouse Lane, Kenilworth CV8 1AD

NO ONWARD CHAIN...An extended five bedroom detached house located on one of Kenilworth's premium roads, being a short walk from the delightful Abbey Fields and the Old High Street. With a long frontage approach the property has gas fired central heating and double glazing and is perfect for additional alteration and improvement subject to the usual planning consents. The accommodation comprises: enclosed entrance porch, reception hall, refitted cloakroom, kitchen, large living room, separate dining room, garage and utility room off. To the first floor there are five bedrooms, four of which are doubles and a refitted family bathroom, outside there is a long front garden with a private enclosed compact low maintenance rear garden.



Approach

Over a tarmacadam and block edged driveway with circular step to a upvc double glazed front door into the

Enclosed Porch

With double glazed window to side, ceiling light, panelled and opaque glazed door into the

Hall

With radiator, ceiling light, stairs rising to the first floor, door to the garage and door to the

Cloakroom

With a two piece newly refitted white suite with low level encased back to the wall W.C, feature wall mounted wash hand basin with chrome mixer tap and mosaic tiled alcove, porcelain tiles to walls and floor, opaque glazed window into the porch, extractor fan, ceiling light.

Kitchen

9'2" x 14'11"

Comprehensively fitted with a range of matching cream shaker style base and wall units with green marble effect rounded edge work surfaces, one and a half bowl cream composite sink with mixer tap, integrated under counter fridge, large

Rangemaster dual fuel cooker with hot plate and Elicia illuminated extractor hood above, space and plumbing for dishwasher, radiator, two stool breakfast bar, ceramic tiling to splash back and flooring, ceiling light, pelmet downlighters, radiator, two double glazed windows to front.

Lounge

15'1" x 18'11"

With two sliding aluminium patio doors to rear, feature living flame effect fire with marble composite hearth and mantel, t.v point, two radiators, two ceiling lights, three wall lights, arch to the

Dining Room

8'11" x 12'0"

With double glazed window to rear and side, radiator, feature mirrored alcove, radiator.

Garage

16'9" x 8'3"

Off the reception hall is a sliding pocket door into the garage with metal up and over door to the front, power and light connected with alcove housing the electric isolation unit and electric and gas meters, wall mounted Micron Gloworm boiler servicing the central heating, door to the

Utility Room

5'10" x 12'0"

With a double glazed door to the side, ceiling light, shelving, space and plumbing for washing machine and dryer with chest freezer, sink unit with twin hot and cold feed, vinyl flooring.

First Floor Landing

Spacious landing with ceiling light, useful over stairs storage cupboard, access to insulated roof space, door to the airing cupboard with lagged copper cylinder and slatted shelving, wall mounted timer control clock for the central heating and hot water.

Double Bedroom One

14'0" x 11'2"

With double glazed window to rear, ceiling light, built in double wardrobe with hanging and shelf over, further matching twin built in double wardrobe with cupboards above, dressing table with mirror and two wall lights with two drawers.

Double Bedroom Two

12'5" x 8'10"

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

Double Bedroom Three

9'1" x 8'9"

With double glazed window to front, radiator, ceiling light, built in double wardrobe with hanging and cupboard above.

Double bedroom Four

9'1" x 12'2"

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

Bedroom Five

9'4" x 7'5"

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

Bathroom

With a newly refitted three piece white suite with encased low level w.c, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with central mixer and mains fed shower over with chrome mixer and temperature control fitting, glazed shower screen, porcelain tiles to walls and floor, heated towel rail, LED anti mist mirror, frosted double glazed window to front.

Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with mature shrubs and plants with screening, well kept conifer hedging to the rear boundary, timber garden shed and useful side gated access to the front.

Front

To the front of the property is a good size front garden with sunset lawn, large L shaped tarmacadam driveway with parking for several cars with carport to front.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

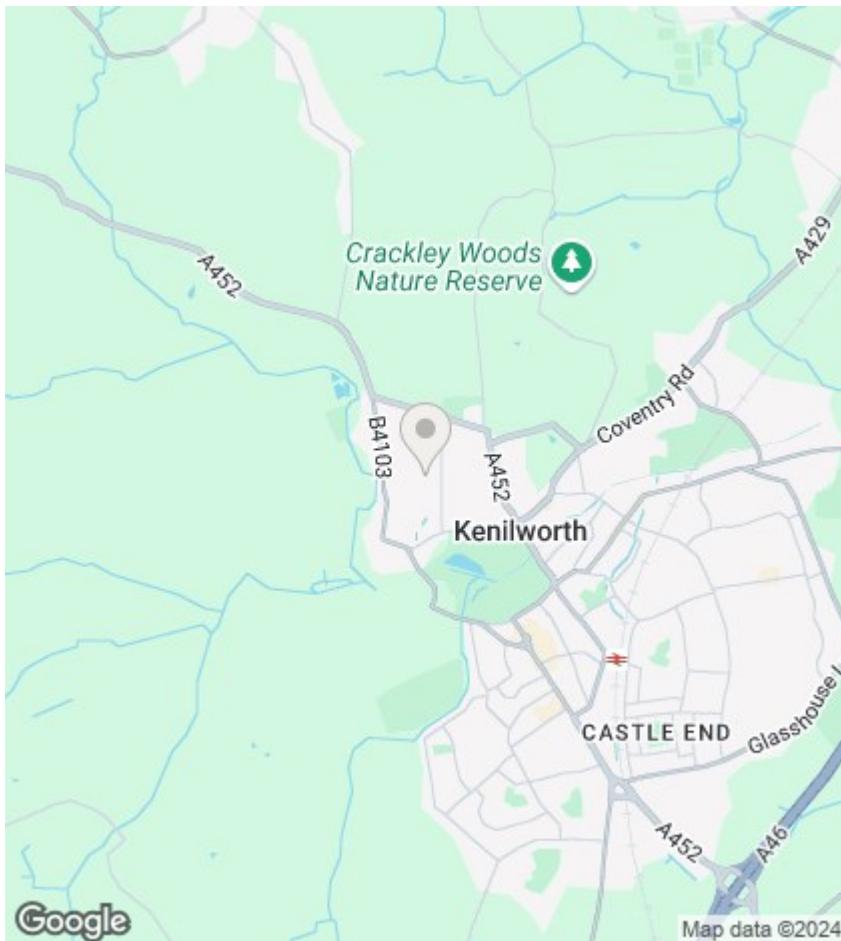
EE
Vodafone
Three
O2
Broadband

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

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:

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		79	
EU Directive 2002/91/EC		51	



Total area: approx. 151.6 sq. metres