



Lower Ladyes Hills, Kenilworth

Asking Price £575,000

- A Stylish End Of Terraced House In Conservation Area
- Quality Framed Kitchen With Corian Counters
- Two Generous Bedroom With Built In Wardrobes
- Double Garage(One In Use As Office Space)
- Four Piece Bathroom Suite
- Three Reception Rooms With Underfloor Heating
- EPC Rating E - 53
- Basement Room & Cloakroom
- Private Courtyard & Cottage Garden
- Warwick District Council - Tax Band D

Lower Ladyes Hills, Kenilworth CV8 2GN

A stunning two bedroom period house situated on the corner of Lower Ladyes Hill and Tainters Hill in Kenilworth. The property has been extensively renovated and refurbished and offers well appointed living accommodation with underfloor heating. Set behind wrought iron railings with steps that rise to the front door and then into the reception hallway with black and white Minton floor, new oak dog leg staircase to the half landing and stairs also down to the basement. The lounge has a bay window and a focal point provided by an open fireplace. The heart of the house is in the open plan living to the rear. The dining room has a wood burner and a step up into the sitting area with vaulted glass ceiling. The refitted shaker style kitchen is comprehensively fitted and complimented with stylish corian worksurfaces. There is a basement with underfloor heating and cloakroom with a Saniflo toilet. On the first floor is a split level landing with sky light window, two double bedrooms and an elegant four piece bathroom suite with a roll topped cast iron bath with claw feet. Outside is a terrace rear garden with an awning and access to the two garages. To the front is a courtyard and then a further cottage garden. Viewing is essential to appreciate this fabulous home.



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E

Council Tax Band: D



Entrance Hall

With Minton tiled floor, cornicing, dado rail, radiator, easy tread oak staircase to the first floor landing and oak doors lead into

Lounge

11'3" x 11'1"

With oak wood flooring, double glazed bay window to the fore with sash style windows. Dado rail and cornicing. The focal point is provided by a cast iron fireplace with an Adams style fireplace.

Dining Room

11'4" x 10'0"

With oak flooring and underfloor heating, a recessed log burner set on a slate hearth and an oak mantel. Cornicing and a picture rail. Step up into the sitting area.

Sitting Area

9'2" x 8'7"

With a vaulted glass ceiling and French doors with side lights onto the rear terrace. Ceiling light and opening into the fitted kitchen.

Fitted Kitchen

16'8" x 7'3"

The stylish kitchen is comprehensively fitted with a range of modern shaker style units to wall and base. The base units have a Corian counter with matching upstands and a built in wash hand basin and groves drainer with mixer tap and an instant hot water tap. There is a built in double oven with induction hob that is set within an inglenook surround. Integrated fridge freezer and dishwasher. There are two windows onto the rear courtyard, tiled flooring with underfloor heating and matching skirting boards. Ceiling downlighters and brushed steel switches and light switches. The kitchen opens into the dining and sitting areas.

Basement

11'3" x 16'0"

With tiled steps leading down, window to the fore, underfloor heating and door into the cloakroom.

Cloakroom

With tiled floor and walls, close coupled w.c, vanity unit and heated towel rail.

Half Landing

Skylight window, and oak door off to

Bathroom

Fitted with a white suite that comprises a roll topped bath with claw feet, close coupled wc, pedestal wash hand basin and a large corner shower cubicle with a thermostatic shower. Tiled floor and splash backs, wood panelling, Georgian style window to the side and an airing cupboard.

Bedroom One

11'3" x 15'11"

With oak flooring, bespoke school house radiator, two double glazed sash style windows to the fore, dado rail and built in mirrored wardrobes to one wall. Picture rail and coving to ceiling.

Bedroom Two

11'4" x 10'8"

Sash style window to the rear with a radiator beneath. Dado rail and coving to ceiling. Built in wardrobes to chimney recesses and a cast iron fireplace. Coving to ceiling.

Boarded Loft

Accessed with a folding staircase and being boarded with a ceiling light and skylight window.

Courtyard

With block paving with steps up to the garages and a private seating area with an awning.

Garage

Currently used as an office with a door and window into the courtyard, ceiling downlighters. Door leads into the utility area.

Second Garage

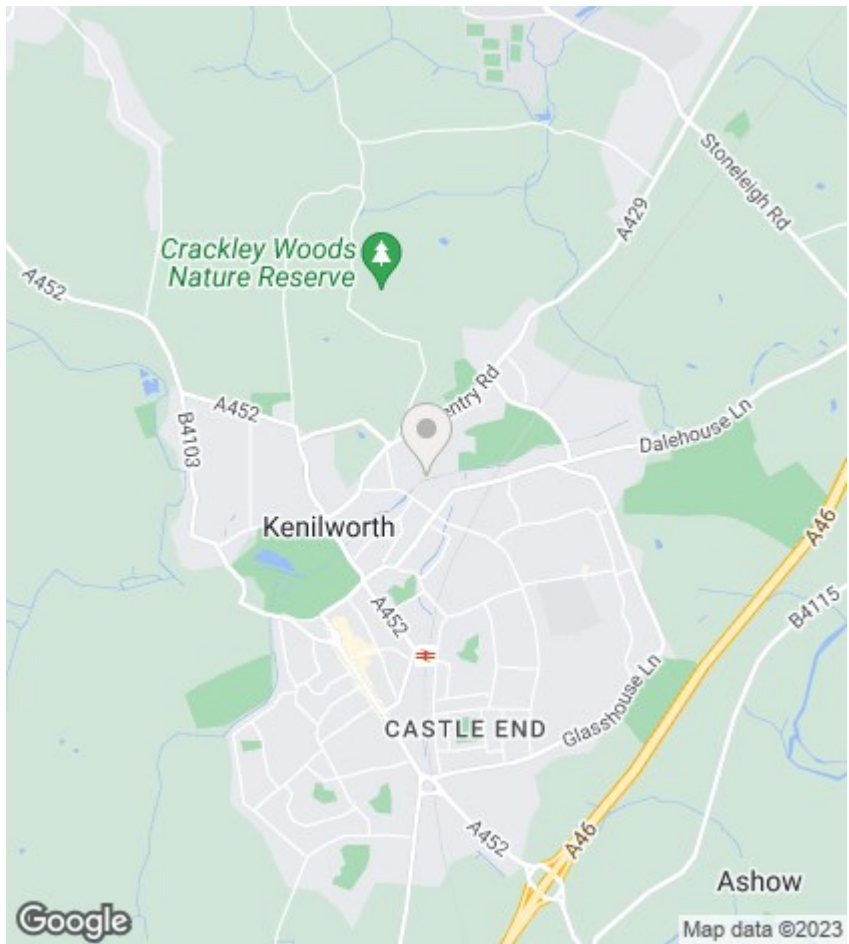
With a remote shutter door and power and lighting laid on.

Cottage Garden

Opposite the cottage is an enclosed private garden with hedged and fenced boundaries and mainly laid to lawn with a paved patio area.

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		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

