



Leyes Lane, Kenilworth

Asking Price £550,000

- 4 spacious bedrooms
- Detached house
- Near Kenilworth School
- EPC rating B - 89
- Driveway parking
- 2 modern bathrooms
- Built in 1980s
- Warwick District Council - Tax Band E
- Large garden
- Viewing recommended

50 Leyes Lane, Kenilworth CV8 2QT

Situated on Leyes Lane in Kenilworth, this detached house combines comfort and modern living. With four spacious bedrooms and two bathrooms, it's perfect for families seeking a home within walking distance to Kenilworth School and other local amenities along Leyes Lane.

Built in the 1980s as the showhome to the Taylor Wimpey estate, the house features a contemporary design and energy-efficient elements, highlighted by its excellent EPC rating. The layout maximises space and light, providing generous living areas, a well-equipped kitchen and uniquely for the position, a detached double garage. With its prime location and spacious accommodation, this house offers a fantastic opportunity in Kenilworth.



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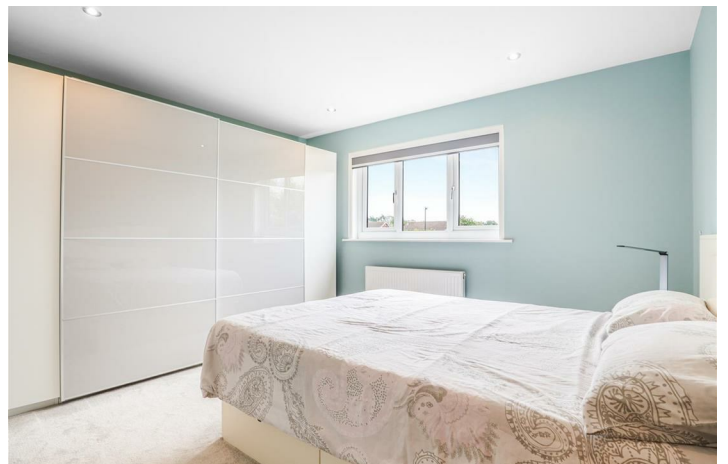


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B

Council Tax Band: E



THE PROPERTY

With recent benefits including oversized radiators, fitted with a Smart Honeywell Heating system, so that each radiator can be controlled individually. The ground floor has solid oak flooring throughout, and the house benefits from a 4 kW solar panel installation owned by the property, which provides a yearly revenue of £600-£700 a year. A new Worcester Bosch boiler has been installed in 2025 with a 10 year guarantee remaining. Additionally, there is planning permission to add on a single-storey extension.

ENCLOSED PORCH

Entered through a composite door and having a tiled floor and further door into the hallway.

ENTRANCE HALL

Dogleg staircase rising to the first floor landing and having a window on the turn. Understairs storage cupboard and doors off to:

CLOAKROOM

Refitted and having a close coupled wc, vanity wash hand basin with medicine cabinet, heated towel rail and tiled walls. Frosted window.

LOUNGE

Having twin windows to the fore, radiator and a focal point provided by a wood burning stove set on a slate hearth and matching back drop.

OPEN PLAN KITCHEN/DINER

The dining area has French doors onto the rear garden and is flanked by a full height radiator. The kitchen area is comprehensively fitted with a range of white high gloss wall and base units with handleless doors. The base units include a separating peninsula and has stone bevelled edged counters. There is an induction hob with a brushed steel extractor canopy and a bank of full height units with twin ovens. The undercounter sink has a Grohe monobloc tap and is set beneath the window into the rear garden. Glass upstands and windowsill.

FIRST FLOOR LANDING

Access to the loft with power, being partially boarded and with the benefit of a Worcester Bosch boiler installed in 2025 with a 10 year warranty, doors off to:

MASTER BEDROOM

Window to the rear with a radiator beneath. Door into the en suite.

EN-SUITE

Refitted and having a crittle effect shower cubicle with a thermostatic shower, vanity wash hand basin and a concealed cistern wc, laminate flooring, tiling to full height and a frosted window.

DOUBLE BEDROOM TWO

Window to the fore with a radiator beneath.

DOUBLE BEDROOM THREE

Window to the fore with a radiator beneath.

BEDROOM FOUR

Window to the rear with a radiator beneath.

BATHROOM

Fitted with a modern suite that comprises a panelled bath with thermostatic Grohe shower and screen over, concealed cistern wc and a vanity wash hand basin. Wood block counter and fitted medicine cabinet and units. Radiator, tiling to full height and a frosted window to the side.

DOUBLE GARAGE

With twin electric roller doors and having power and lighting laid on. Eaves storage and door into the garden. In front of the garage is hardstanding on a block driveway for two cars.

REAR AND SIDE GARDENS

The garden wraps around three sides of the property. To the rear is a generous south facing patio and formal lawn. It is enclosed with a walled and fenced boundaries and benefits two pedestrian accesses. There is an outside tap and pathway to the detached double garage. The front and side garden provides a low maintenance space which has growing Thujas providing additional privacy.

SERVICES

All mains services are connected;
Broadband

Basic
4 Mbps
Superfast

80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

TENURE

The property is Freehold.

FIXTURES AND FITTINGS

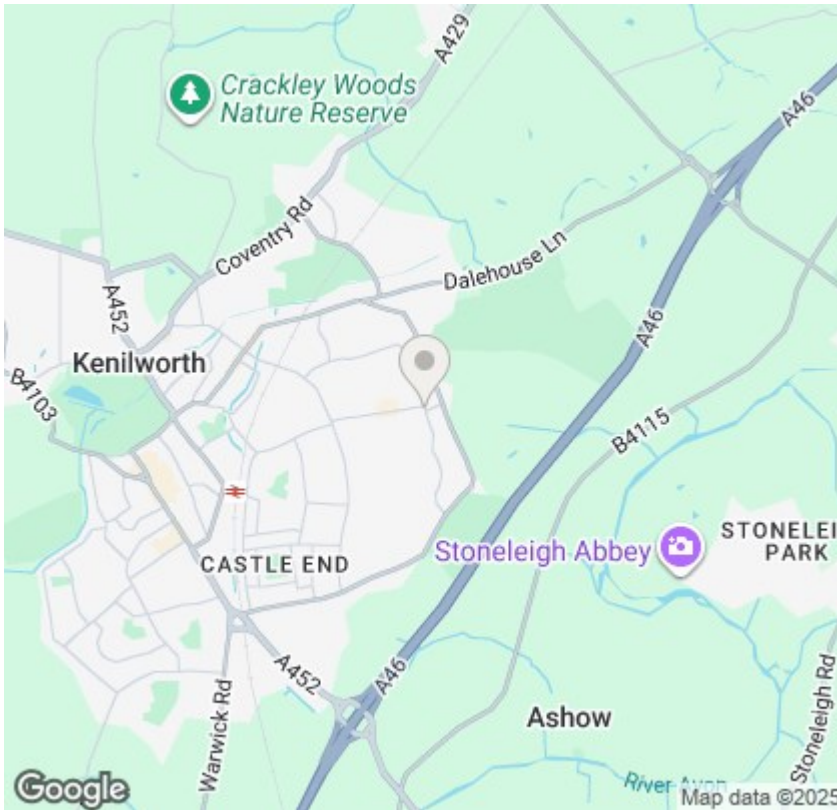
All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

PLANS FOR EXTENSION

Planning application has been approved and details can be found on the Warwickshire county council planning portal with code W/22/0938







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(69-80) C		
(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	



LOCATION
Layes Lane

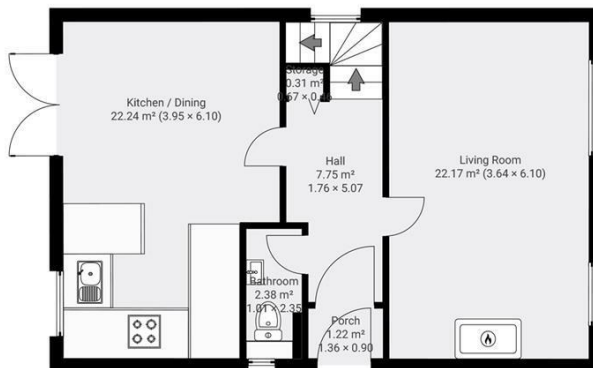
DETAILS
Total area: 137.75 m²
1482.7 sq.ft



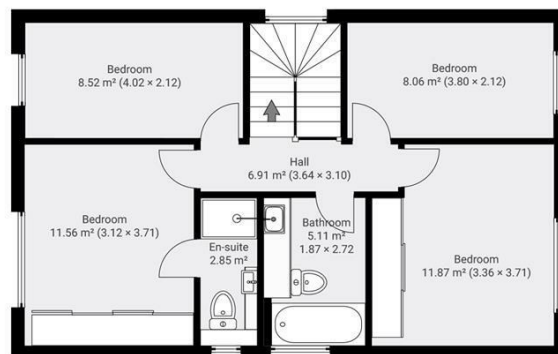
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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▼ Ground Floor TOTAL AREA: 56.04 m²



▼ 1st Floor TOTAL AREA: 54.85 m²



▼ External TOTAL AREA: 26.86 m²

