



## The Deer Leap, Kenilworth

Offers In The Region Of £489,950

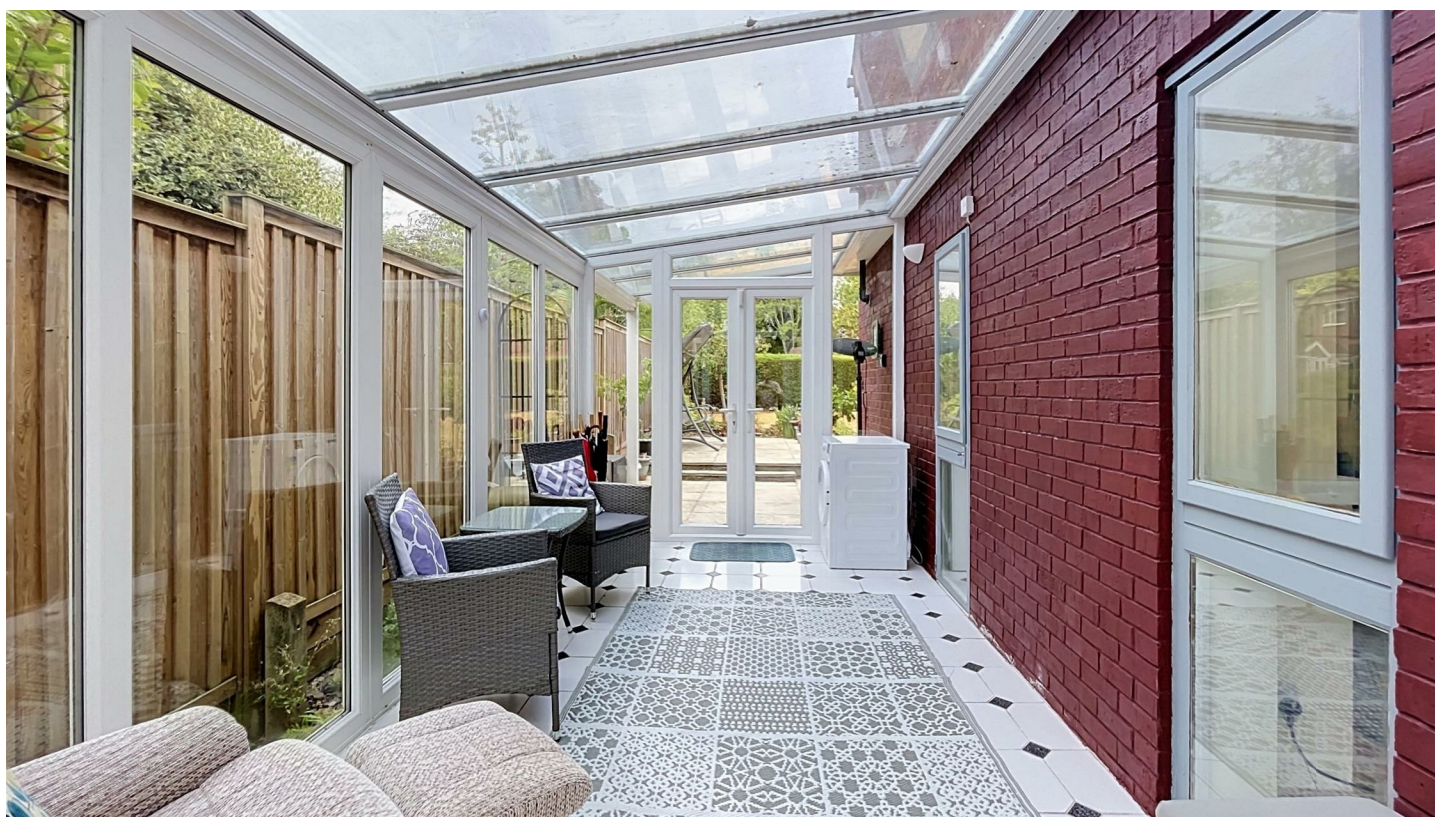
- Flexible Four Bedroom Detached House -No Onward Chain
- Lounge With Feature Fireplace
- Dining Kitchen With Granite Work Surfaces
- Four Bedrooms With Two Doubles
- Attractive Gardens To Front And Rear With Garage/Office
- Open Porch, Reception Hall And Downstairs Shower Room
- Energy Rating D - 65
- Conservatory & Solar Panels
- Family Shower Room, & En-suite Off Master Bedroom
- Warwick District Council Tax Band E

# The Deer Leap, Kenilworth, CV8 2HQ

A 1970s four bedroom detached house located in a quiet cul-de-sac just off Dalehouse Lane, close to Kenilworth Common and the greenway and providing convenient access to Kenilworth Town centre as well as access to Warwick University and the A46, sold with no onward chain. The accommodation with solar panels improving the energy efficiency comprises, open porch, reception hall, downstairs shower room, lounge, conservatory, and kitchen/dining room. To the first floor there are four bedrooms, modern family shower room and a separate en-suite off bedroom one, outside there is a large front fore garden, tarmac driveway and carport with single garage/Office. Internal viewing is highly recommended to appreciate this well-presented accommodation.

4 2 2 D - 65

Council Tax Band: E



### Approach

Over a tarmacadam driveway and paved pathway to an open timber and tiled pitched canopy porch with side lantern into the

### Reception Hall

With wood laminate flooring, alarm control pad, ceiling light, smoke alarm, radiator, stairs rising to the first floor with useful understairs storage cupboard housing the electric isolation unit and solar panel control unit, plumbing for a washing machine, door to,

### Downstairs Shower Room

With a three-piece white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, corner shower enclosure with mains fed shower with chrome attachments, cupboard concealing the gas boiler. Ceramic tiling to all walls and floor, radiator and ceiling light.

### Lounge

3.97m x 4.97m (13'0" x 16'3" )

With feature wall mounted electric fire, wood laminate flooring, coving, ceiling light, french double glazed doors onto the patio, door to the dining room and glazed door with matching window into the

### Conservatory

4.38m x 2.51 (14'4" x 8'2")

With a pitched glazed roof and surrounding double glazed windows with french doors to the front and rear patio.

### Kitchen/Dining Room

7.43m x 2.86m (24'4" x 9'4" )

Dining Room with walk-in double glazed bay window, radiator, wood laminate flooring, coving, ceiling light, opening to the kitchen area with a range of matching light grey high gloss fronted base and wall units with brushed steel handles and granite work surfaces with brick bond style ceramic tiles to splash back, single drainer stainless steel sink with chrome mixer tap, integrated appliances to include double oven and grill with microwave above, dishwasher, space for large upright fridge freezer, peninsular breakfast bar with granite work surfaces and double glazed window to rear.

### First Floor Landing

With matching white banister rail and spindles, radiator, ceiling light, double glazed window to front, access to insulated and part boarded loft space with retractable ladder, storage/airing cupboard with slatted shelving, door to

### Master Bedroom

4.00m x 3.23m (13'1" x 10'7")

With double glazed window to rear, ceiling light, radiator and door to the

### En-suite Shower Room

With a three piece white suite with low level w.c with macerator, vanity wash hand basin with cupboard below and central mixer tap, walk in shower enclosure with mains fed shower with chrome fittings and attachments with bi folding glazed shower screen, ceramic tiling to walls and floor, LED ceiling light, extractor fan, mirrored vanity cabinet.

### Double Bedroom Two

3.97m x 2.64 (13'0" x 8'7")

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

### Bedroom Three

3.97 x 2.27 (13'0" x 7'5")

A good size single or small double with radiator, ceiling light, double glazed window to rear.

### Bedroom Four

2.00m x 2.34m (6'6" x 7'8" )

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

### Shower Room

With a three piece modern white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, large walk in shower enclosure with mains fed shower with chrome fittings and attachments with rain head shower, mixed glazed shower screen, grey porcelain tiles to floor and walls, heated chrome towel rail, LED light and double glazed window to front.

### Garage/Office

5.00m x 2.63 (16'4" x 8'7")

With metal up and over door to front, power and light connected, fully lined and insulated with a double glazed window to side, two spot lights, wood laminate flooring, isolation unit, door to side into garden.

### Rear Garden

Fully enclosed by perimeter fencing with full width patio, timber shed and side gated access, outside light and cold-water tap, full width path with patio and inset lawn, borders stocked with a variety of shrubs and plants.

### Front

To the front of the property is a large lawned fore garden with screening perimeter hedging and nicely kept borders with a variety of shrubs and plants, additional patio for summer sitting, good size tarmacadam driveway leading to a carport.

### Tenure

The property is freehold.

### Services

All mains services are connected;

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

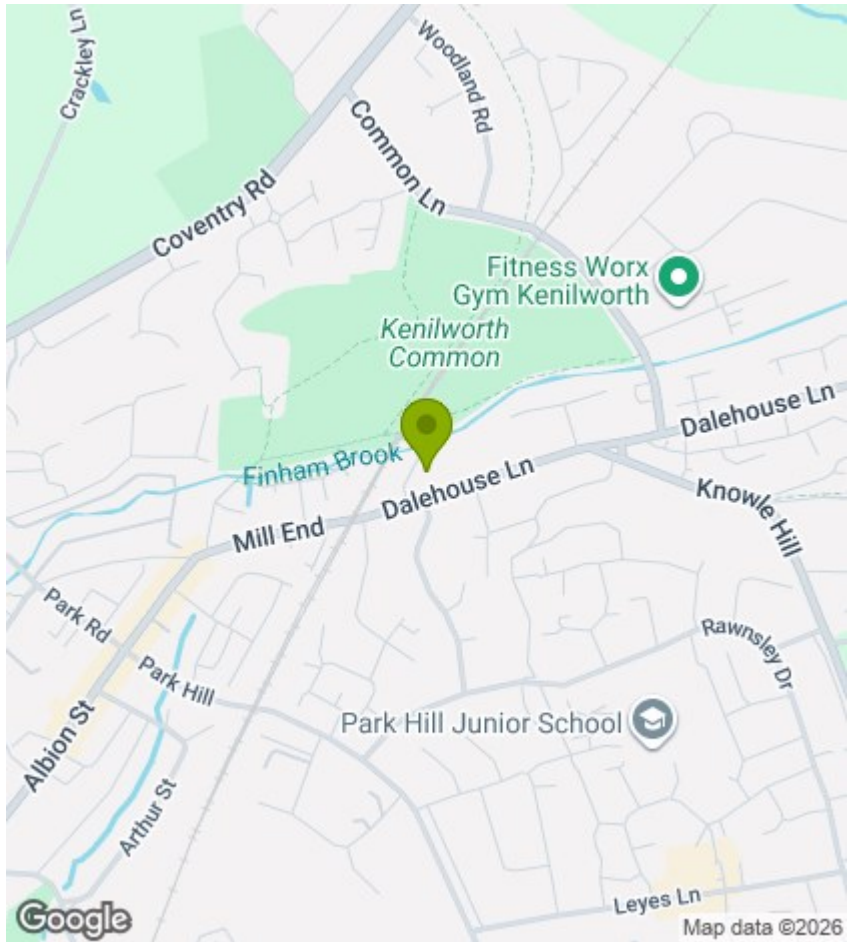
BT

Sky

Virgin

### Fixtures And 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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      | 68        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

