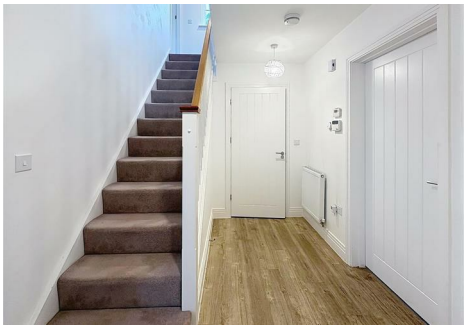
BOOTHROYD
& Company









Maple Lane, Burton Green, Kenilworth

£1,800 PCM

- Recently Constructed Detached Cala Home
- Attractive Dual Aspect Lounge With Fireplace
- Three Well Proportioned Bedrooms
- Driveway For Two Cars & Garage
- Enviable Corner Position
- With A Fully Fitted Breakfast Kitchen
- EPC Rating B
- Family Bathroom & En-Suite Shower Room
- Partially Walled Rear Gardens.
- Available NOW UNFURNISHED

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
lettings@boothroyd.co.uk
www.boothroyd.co.uk

Maple Lane, Kenilworth, CV8 1TP

A three bedroom detached Cala Homes built in 2020. Occupying a corner position it has an attractive rear garden. Accommodation comprises a hall, cloaks, lounge and dining kitchen. Three beds, master en-suite and a family bathroom. Driveway for two cars and a garage. Available NOW UNFURNISHED

3 2 1 B - 84

Council Tax Band: E







THE PROPERTY

THE PROPERTY A recently constructed detached Cala Home situated at the end of Red Lane. This three bedroom detached house comes with blinds to all windows, upgraded carpets and Amtico flooring it also benefits double glazing and gas central heating. The property comprises a central hallway with coats cupboard and cloakroom off. The lounge has a feature fireplace as well as dual aspect windows. The kitchen is fitted with high gloss handle less wall and base units and includes a dishwasher, fridge freezer, washing machine, 4 burner hob and electric oven. The breakfast area has french doors onto the patio and garden. On the first floor is a landing with access to the three well proportioned bedrooms. The main bedroom having an en-suite shower room and a family bathroom off the landing. Outside is an attractive rear garden which has a partially walled boundary and is mainly laid to lawn with a patio directly off the property. Hardstanding for two vehicles and leads to the large single garage with its up and over door. The garage has a communicating door from the garden and benefits having power and lighting laid on. Available NOW UNFURNISHED

CLOAKROOM

With a concealed cistern wc and a wall hung wash hand basin. Complimentary tiling to splash backs with chrome beading, heated towel rail. Downlighting, Amtico flooring and a generous understairs storage cupboard.

LOUNGE

5.08 x 3.15 (16'8" x 10'4")
With dual aspect Georgian bar double glazed windows with venetian blinds, two radiators and a stone fireplace with matching hearth and housing a real flame effect electric fire.

FITTED BREAKFAST KITCHEN

5.08 x 3.12 (16'8" x 10'3")
Continuation of the Amtico flooring and being fitted with a range of handle less soft closing wall and base units. There is a wood effect work surface with upstands an inset stainless steel sink unit set beneath the double glazed window to the side garden with venetian blinds. Four burner brushed steel gas hob with matching splashbacks, pan drawers beneath and extractor canopy. Integrated into the kitchen is an eye level Bosch oven, 70:30 fridge freezer, washing machine and a full sized dishwasher. Further Georgian bar window to the fore with venetian blinds, downlighting and french doors onto the side gardens.

LANDING

With Georgian bar double glazed windows to the front and rear with Roman blinds, radiator, access fo loft void and doors off to:

FAMILY BATHROOM

1.70 x 2.04 (5'7" x 6'8")
Fitted with a white suite that comprises a panelled bath with mixer shower, wall hung vanity wash hand basin and a concealed cistern wc. Whisper grey tiling with chrome beading, heated towel rail and a Georgian bar double glazed window to the rear. Amtico flooring, extractor fan and downlighting.

BEDROOM ONE

2.58 x 3.59 (8'6" x 11'9")
Georgian bar double glazed window to the fore with a roller blind, radiator and a double built in wardrobe. Door into the ensuite

ENSUITE SHOWER ROOM

With an oversized shower cubicle with a thermostatic shower and screen. Concealed cistern wc and a wall hung vanity wash hand basin. Complimentary tiling to splash backs with chrome beading, chrome wash hand basin and a Georgian bar double glazed window to the side. Extractor fan and downlighting.

BEDROOM TWO

2.88 x 3.21 (9'5" x 10'6")
Dual aspect Georgian bar double glazed windows, radiator and a built in wardrobe

BEDROOM THREE

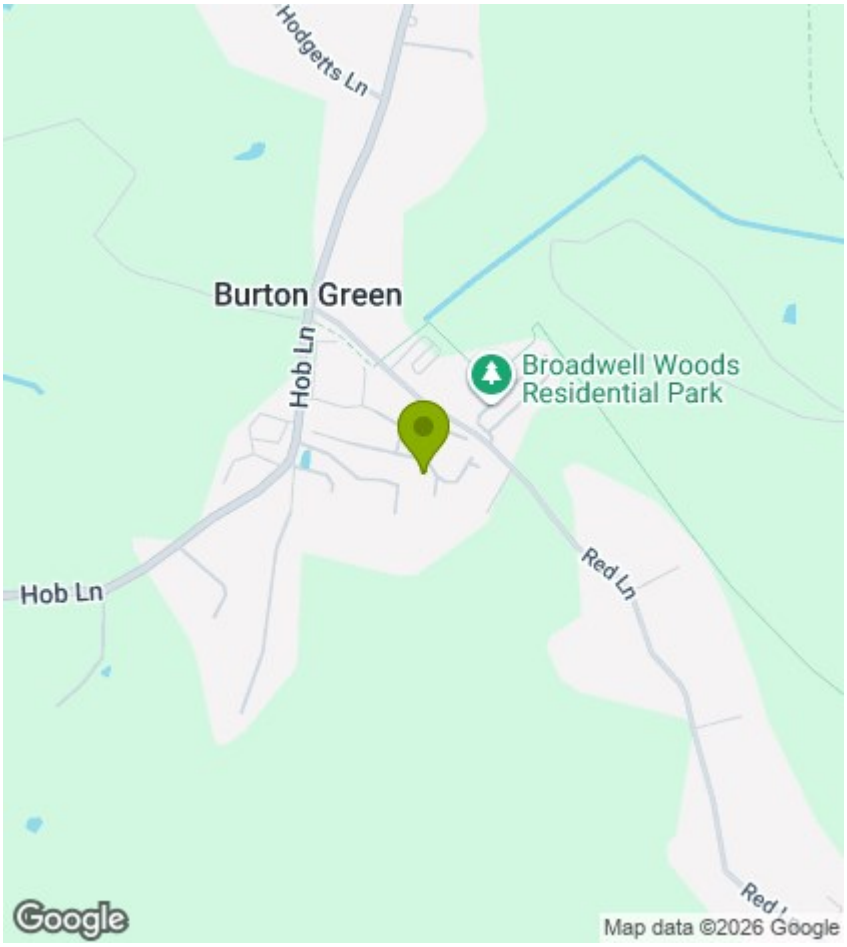
2.10 x 3.21 (6'11" x 10'6")
Georgian bar double glazed window to the side with roller blind and a radiator.

SIDE GARAGE

With an aluminium up and over door and having power and lighting provided. Ample roof storage, a uPVC double glazed door into the garden.

GARDEN

The garden is enclosed with 6' walling and fencing. There is a patio directly off the kitchen with the remainder of the garden mainly laid to lawn. There is a side pedestrian access and access to the garage.

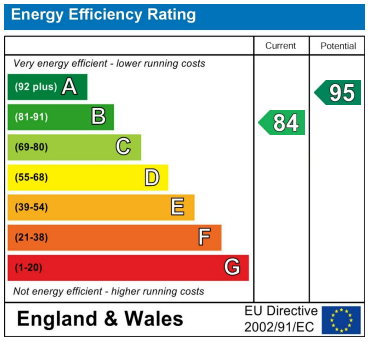


Viewings

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

EPC Rating:

B





Total area: approx. 89.8 sq. metres

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