BOOTHROYD
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Bullimore Grove, Kenilworth

Asking Price £800,000

- Four Bedroom Detached Home
- Through Lounge With Feature Fireplace
- Gas Central Heating & Double Glazing
- Highly Desirable Location
- Attractive Southerly Aspect Garden
- Re-Fitted Kitchen and Bathrooms
- Integral Double Gargage
- EPC Rating - C
- Corner Plot
- Warwick District Council Tax Band G

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Bullimore Grove, Kenilworth, CV8 2QF

An increasingly rare opportunity to purchase an executive detached house on this highly regarded development on the fringe of Kenilworth Town Centre. The property is set back from the road and is approached across a bloc paviour driveway. You enter into a central hallway from the recessed porch. From the hallway a staircase rises to the first floor landing. Throughout the ground floor there is quality and extensive accommodation that comprises a cloakroom wc, dual aspect lounge with feature fireplace and French doors onto the rear gardens. Rear dining room and a generous refitted breakfast kitchen. The kitchen has base, wall and Island units with integrated appliances. The ground floor is completed by access into the double garage. On the first floor are four well proportioned bedrooms. The principal bedroom has built in wardrobes and a refitted en suite shower room. The four piece family bathroom has also been refitted. Outside is an attractive fore garden with mature shrub borders. A pathway leads to the rear garden with porcelain patio and the remainder is mainly laid to lawn with shrub and floral borders. The property is on the southern fringe of Kenilworth Town Centre and offers excellent communication with ease of access to Leamington, Warwick and the wider area via the A46/A45 and M42 motorway only a short drive from the property. Viewing is highly recommended to appreciate this fine home.

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Council Tax Band: G

Approach
Located on a enviable corner plot the property is approached over a bloc paviour driveway to a recessed porch with courtesy lighting and composite front door with opaque glazed insets

Reception Hallway
Having carpeted flooring, radiator, two central ceiling light and a staircase rising to the first floor landing. Doors lead to the

Cloakroom WC
Refitted with a white close coupled wc and wash hand basin with chrome mixer tap. Radiator and opaque glazed window

Lounge
Benefitting dual aspect with French doors and side light windows onto the rear garden. Carpeted flooring, two ceiling lights and a focal point provided by a stone fireplace with a timber mantle. Radiator and double doors into the dining room.

Dining Room
With double doors from the hallway and window to the rear with radiator.

Re-Fitted Kitchen
The kitchen has been re-fitted with mat fir green style wall and base soft close units. The base units have a contrasting granite affect counter with a composite sink with chrome mixer tap overlooking the rear garden with matching upstands. Integrated dishwasher with double mid height electric oven/grill/microwave with space for fridge/freezer, washing machine and dryer. LED spotlights, concealed Worcester Bosch boiler and pendant lighting over island unit with induction hob including built in extraction unit. Rear full height glazed composite door with side window.

Landing
With a radiator, airing cupboard with slatted shelving, access to insulated and boarded loft and all doors off to:

Principle Bedroom
With windows to the front elevation, fitted wardrobes with hanging railing and shelving. Radiator and door into the en-suite.

En-Suite Shower Room
With lighting provided by LED spotlights revealing a corner shower cubicle with dual mains fed attachments, close coupled wc and a wall hung vanity wash hand basin with shaver point and mirror. Tiling to splashbacks with recessed shelf, window and a chrome heated towel rail.

Bedroom Two
Window overlooking front elevation with central ceiling light, coving and radiator with built in storage cupboard

Bedroom Three
Window overlooking rear elevation with central ceiling light, coving and radiator

Bedroom Four
Built in storage cupboard with central ceiling light, coving, radiator and window overlooking rear elevation.

Bathroom
Refitted with a matt navy blue suite that comprises a paneled bath with mixer shower and curtain rail, cabinet wash hand basin, close coupled wc . Tiled to splashback with chrome heated towel rail, shaver point and a frosted window to the rear.

Rear Garden
With patio directly off the property. The southerly aspect garden is mainly laid to lawn with formal shrub borders and manicured small trees being enclosed with a mix of brick wall and panelled fencing with side access. timber shed, courtesy lighting, outside sockets and outside tap.

Double Garage
The double garage has twin up and over doors and can be accessed by a further integral door, There is power and lighting with a mid height electrical consumer unit.

Tenure
The property is Freehold

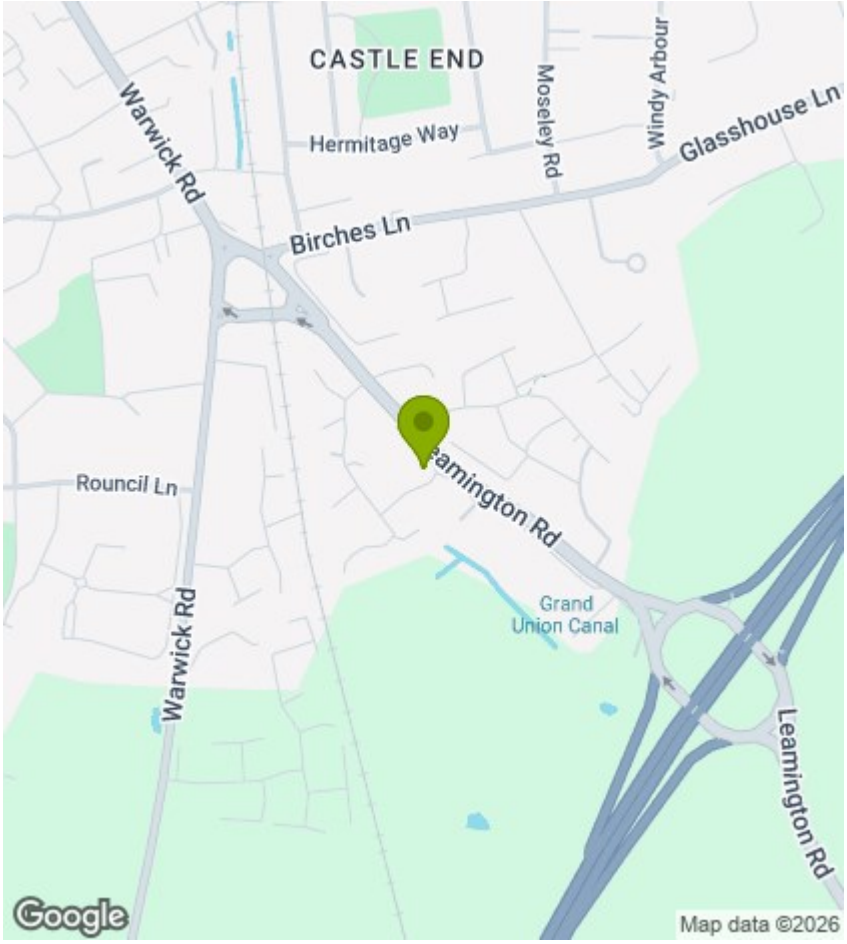
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
40 Mbps
Ultrafast
1000 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.

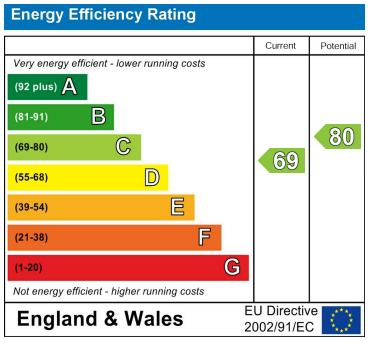


Viewings

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

EPC Rating:

C



Total area: approx. 166.5 sq. metres (1792.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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