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De Montfort Road, Kenilworth

Offers In The Region Of £465,000

- Three Bedroom Detached Bungalow Just Off Malthouse Lane
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Good Size Living Room With Sun Room Off
- Private Garden, Garage & Driveway Parking
- No Onward Chain
- Energy Rating D - 66
- Bathroom With Shower Cubicle
- Breakfast Kitchen With Utility
- Warwick District Council Tax Band F

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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De Montfort Road, Kenilworth, CV8 1DE

A deceptively spacious three bedroom detached bungalow built in 1977 on the popular castle side of town backing onto Malthouse Lane. Within walking distance of the Kenilworth old high street and Kenilworth town centre. Offered for sale with no chain and immediate vacant possession the property would benefit from some internal improvement. The accommodation comprises; side entrance door, reception hall, cloakroom, living room with dual aspect, breakfast/dining room, fitted kitchen with a utility room off, three good size bedrooms, four-piece bathroom with separate shower cubicle, additional central atrium/sunroom. Outside there is a manageable private garden that is not overlooked, single garage with remote door and driveway parking for two/three cars. The property has the benefit of a modern condensing boiler and is fully double glazed.

3 1 3 D - 66 Council Tax Band: F







Approach
Over a tarmacadam driveway with hard landscaped fore garden to a side entrance door with double glazed inset and outside lantern into the

Reception Hall
With inset mat well, double glazed window to side, ceiling light, coving, radiator and door to the

Cloakroom
With a low level w.c, wall hung wash hand basin with ceramic tiling to all walls, opaque double glazed window, radiator, ceiling light, extractor fan.

Lounge
6.57m x 3.50m (21'6" x 11'5")
With a double glazed window to front, sliding patio doors to the doors leading to the sun room, feature living flame effect coal gas fire with pine mantel and surround with inset tiles and hearth, radiator, sliding aluminium patio doors leading into the garden, t.v point, pine panelling to ceiling.

Dining Room
3.28m x 2.68m (10'9" x 8'9")
With double glazed window to front, radiator, ceramic tiling to floor, feature archway through to the kitchen, ceiling light, coving, temperature control clock for the central heating.

Fitted Kitchen
Comprehensively fitted with a range of matching pine wood fronted wall and base units with marble effect rounded work surfaces with a one bowl stainless steel sink and drainer unit with chrome mixer tap, ceramic tiling to splash back and flooring, ceiling strip light, slot in Hotpoint cooker, hood with four ring electric hob, integral fridge, built in pantry cupboard with shelving, door leading to

Utility Room
1.99m x 2.68m (6'6" x 8'9")
With a vaulted glazed and panelled ceiling with double glazed window and a double glazed door to the garden, ceiling light, vinyl flooring, space and plumbing for washing machine and fridge freezer.

Sun Room/Atrium
3.66m x 3.20m (12'0" x 10'5")
A light and airy space with a door to the side and opening velux roof lights with a pitched polycarbonate roof and feature wall alcove.

Inner Hall
With doors to the bathroom, bedrooms one and two, double glazed window to the side, radiator, door to the airing cupboard housing the new gas condensing boiler servicing the hot water and central heating vented through the loft, door to

Double Bedroom One
2.93m x 4.19m (9'7" x 13'8")
With double glazed window to rear overlooking the private rear garden, built in wardrobes to one wall with hanging and shelving with sliding mirrored doors, radiator and t.v point.

Bedroom Two
2.41m x 3.20m (7'10" x 10'5")
With double glazed window to side, window into sun room, ceiling light and radiator.

Bathroom
2.02m x 2.54m (6'7" x 8'3")
Comprising of a four-piece avocado coloured suite with low level w.c, shower cubicle with mains shower with chrome mixer tap and attachments, panelled bath with mixer taps, vanity basin, shaver point, extractor fan, tiling to walls, heated towel rail, electric convection heater, and a double glazed window to side, access to insulated roof space, ceiling down lighters and vinyl flooring.

Double Bedroom Three
2.90m x 3.20m (9'6" x 10'5")
Off the reception hall with double glazed window to side, radiator and t.v point, coving, glazed window looking into atrium.

Rear Garden
Fully enclosed by perimeter fencing and not overlooked, mainly laid to lawn having mature borders with various shrubs and plants, patio area, storage shed and side gated access, water tap and courtesy light.

Single Garage
With electric remote roller shutter doors to the front with power and light connected and pedestrian door to side, new electric and gas smart meters.

Front
Tarmacadam driveway with parking, raised plant border, shrubs and hedging, gated side access to garage and rear garden.

Tenure
The property is freehold.

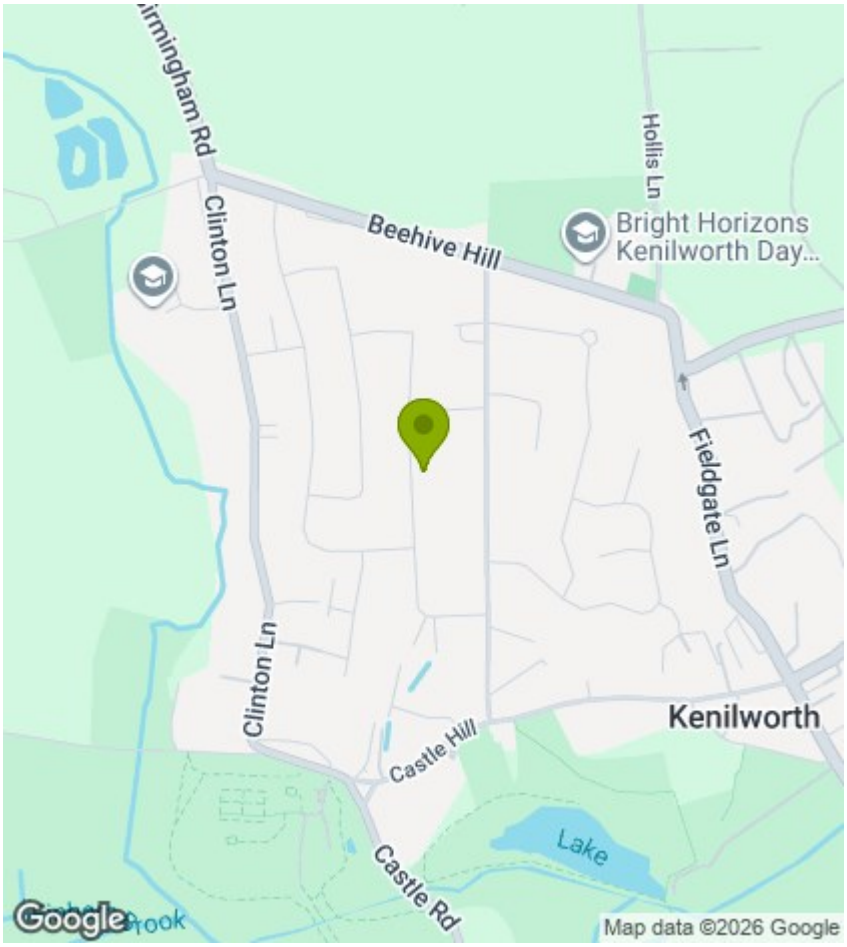
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
11 Mbps
Superfast
236 Mbps
Ultrafast
1800 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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

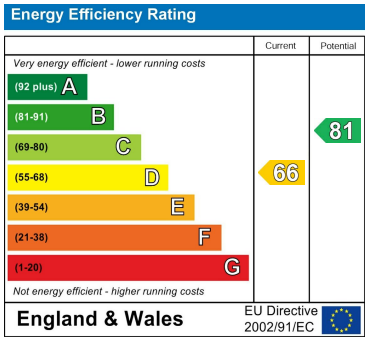


Viewings

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

EPC Rating:

D





Total area: approx. 124.8 sq. metres (1342.9 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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