



Maple Lane,
Burton
Green,
Kenilworth,
CV8 1TP

Asking Price Of
£435,000



3 bedroom Detached House located in Burton Green.



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EPC

84



FULL DESCRIPTION

THE PROPERTY

A recently constructed detached Cala Home situated at the end of Red Lane. This three-bedroom detached house was constructed approximately 2 years ago and has had several improvements. 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. To the side is a direct driveway that has an electric charging point, provides 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. It would lend itself to a conversion, subject to planning permission. The property is offered for sale with no onward chain.

APPROACH

The property has a pathway leading to the canopied porch with a composite entrance door that leads into the hallway.

CENTRAL HALLWAY

With stairs rising to the first-floor landing with an open spindle banister, smoke alarm, radiator, cloaks cupboard with hanging and all doors off to:

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

16' 7" x 10' 4" (5.08m x 3.15m)

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

16' 7" x 10' 2" (5.08m x 3.12m)

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 to loft void and doors off to:

FAMILY BATHROOM

5' 6" x 6' 8" (1.70m x 2.04m)

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

8' 5" x 11' 9" (2.58m x 3.59m)

Georgian bar double glazed window to the fore with a roller blind, radiator and a double built in wardrobe. Door into the ensuite.

EN-SUITE 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

9' 5" x 10' 6" (2.88m x 3.21m)

Dual aspect Georgian bar double glazed windows, radiator, and a built-in wardrobe

BEDROOM THREE

6' 10" x 10' 6" (2.10m x 3.21m)

Georgian bar double glazed window to the side with roller blind and a radiator.





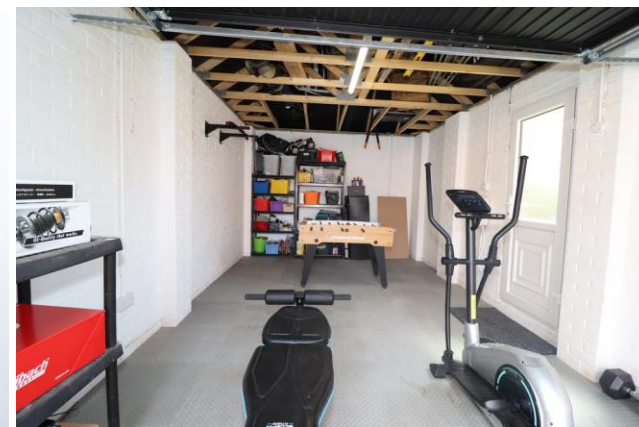
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SIDE GARAGE

With an aluminium up and over door and having power and lighting provided. Ample roof storage, electric charging point and 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.



FLOORPLAN



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