



Kenilworth Road, Lighthorne Heath
£240,000

complete ●●●
ESTATE AGENTS

Kenilworth Road, Lighthorne Heath, Leamington Spa

A semi-detached family home, situated in the village of Lighthorne Heath. The property is entered into an entrance hall, which leads to the kitchen and the sitting/dining room, which in turn leads out to the conservatory. The first-floor houses three bedrooms and attractively refitted family bathroom. Outside the property is approached over a block paved driveway, which provides off-street parking for two cars, whilst at the rear there is a low maintenance garden. To the side of the property there is a garage, which offers excellent potential to be converted.

Entrance Hall

Entered via a door with a partially obscured double-glazed door, there is an adjoining double-glazed window, whilst internal panel doors radiate to the sitting/dining room and to the kitchen. Stairs rise to the first-floor landing, where windows provide natural light into this space.

Sitting/Dining Room

This well-proportioned space spans the full width of the property at the rear, there are double-glazed French doors opening to the conservatory, an internal door links to the kitchen, whilst a double-glazed window allows a view of the rear garden. The focal point of the room is a feature fireplace, with an inset coal burning fire, which also heats the central heating system.



Kitchen

With a partially obscured double-glazed door to the side aspect and a double-glazed window to the front aspect, allowing a view from the kitchen sink. The kitchen has been attractively refitted with a complimentary range of base and eye-level level kitchen cabinets, finished in a contemporary Shaker style, with a wood block effect work-surface above the base units.

Conservatory

With double-glazed windows on two sides, French doors opening into the garden and a poly-carbonate roof, which has now been insulated.

First Floor Landing

With two double-glazed windows to the front aspect, while internal panel doors radiate to the three bedrooms, the bathroom and to the airing cupboard.

Bedroom One

Being a well-proportioned double room, with a double-glazed window to the rear aspect and a wardrobe type recess.

Bedroom Two

Being a well-proportioned double room, with a double-glazed window to the rear aspect and a recess to position a wardrobe.

Bedroom Three

Being a generously proportioned single room, with a double-glazed window to the front aspect.

Bathroom

With partially obscured double-glazed windows on the front and side aspects, whilst being attractively refitted with a contemporary white bathroom suite. This comprises of a push-button operated low-level flush WC, a sink and wall mounted vanity unit, a panel bath, with a glazed screen and shower over. There is an access hatch to loft space and a wall mounted chrome heated towel rail.

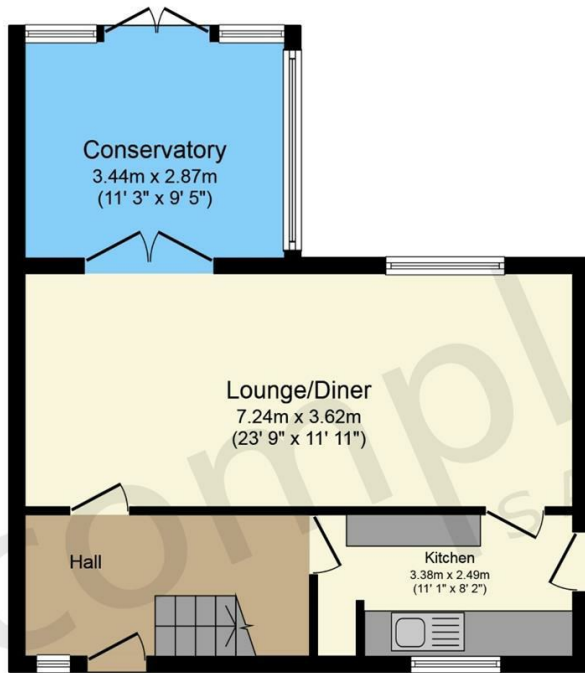
Outside Front

The fore garden has been laid to block paving and now allows off street parking for two cars.

Rear Garden

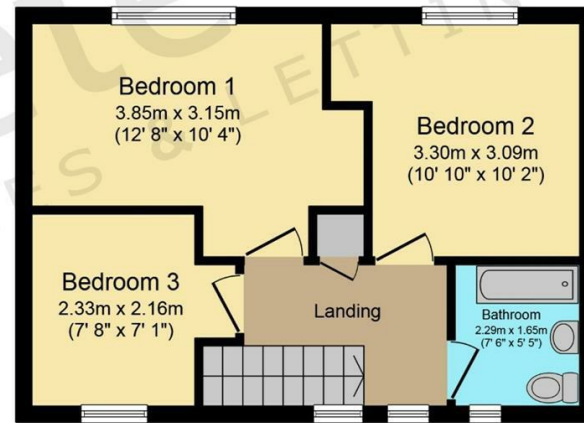


A patio wraps around the conservatory, whilst there is an artificial grass lawn at the rear of the garden. At the side of the property, there is a timber garden shed and a garage, which the current owners intended to convert to allow a gym, office utility and shower room.



Ground Floor

Floor area 47.3 sq.m. (509 sq.ft.) approx



First Floor

Floor area 36.7 sq.m. (395 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Total floor area 84.0 sq.m. (904 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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