



Malthouse Lane,
Kenilworth,
CV8 1AD

£799,950



5 bedroom Detached House located in Kenilworth



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198.6
sq m

FULL DESCRIPTION

THE PROPERTY

A sought after and superbly presented extended and quality fitted detached family house, in this deservedly sought after residential road in old Kenilworth, close to the Abbey Fields, Old High Street and Kenilworth Castle. The fully double glazed, alarmed and gas centrally heated extended accommodation offers; reception hall cloakroom, living and dining room in distinct areas, study and separate family room with bi fold doors fitted breakfast kitchen, utility room, double garage, first floor landing, five bedrooms, four doubles guest room with en suite and dressing area and family bathroom, impressive front garden, driveway and parking, fully enclosed private rear garden and large landscaped side garden. This property would make a superb family home.

APPROACH

Over a tarmacaden and block edged drive to a hardwood panelled and glazed front door, two outside up/down lighters into the

FRONT

To The front of the property there is a sizeable front garden with good size tarmacad driveway with parking for four cars, large lawn/fore garden with mature Oak tree

RECEPTION HALL

With inset mat well, open tread stairs rising to the first floor landing, radiator, ceiling light, door to the

CLOAKROOM

With a low level w.c, pedestal wash hand basin with central chrome mixer tap, ceramic tiling to half height to two walls, radiator, extractor fan, ceiling light, alarm control pad.

LOUNGE/DINING ROOM

22' 4" x 12' 11" (6.81m x 3.94m)

With large double glazed window to front, radiator, t.v point, feature recessed living flame effect gas fire with pebble effect, two ceiling lights, opening to the dining area with feature drop down ceiling light, radiator, door to hall, space for large dining table, opening to the

STUDY

7' 6" x 8' 0" (2.30m x 2.44m)

With two double glazed windows, radiator, wall light, ceiling sky lantern.

FAMILY ROOM

12' 4" x 10' 7" (3.77m x 3.25m)

Attractive oak triple leaf bi folding doors into the family room with ceiling light, feature vertical radiator, full height oak window and feature three leaf oak bi fold doors onto the attractive re laid slate patio, ceiling sky lantern.

L SHAPED BREAKFAST KITCHEN

15' 2" x 16' 0" (4.63m x 4.88m)

Kitchen area comprehensively fitted with a range of matching beech effect fronted base and wall units with brushed steel effect handles, double bowl and drainer stainless steel sink with chrome mixer tap, four ring Bosch ceramic hob with illuminated stainless steel extractor hood above, Bosch eye level double electric fan assisted oven with grill, space and plumbing for dishwasher, space for large upright fridge freezer, Amtico flooring, LED down lighters, peninsular unit, opening to the

BREAKFAST AREA

With radiator, replacement wooden double glazed full height window and door to the rear garden, kardean flooring, continuation of the base and wall cupboards with marble effect rounded edge work surfaces and under pelmet lighting, door to the

UTILITY ROOM

9' 5" x 8' 2" (2.88m x 2.50m)

With matching grey bar and wall units with rounded edge work surfaces, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, double glazed door and window overlooking side garden, radiator, timer control clock for the central heating and hot water, radiator, useful built in storage cupboard with shelving.

FIRST FLOOR LANDING

With access to insulated and part boarded loft space with light, airing cupboard with lagged copper cylinder and slatted shelving with immersion heater.



DOUBLE BEDROOM ONE

11' 9" x 12' 4" (3.60m x 3.78m)

With large double glazed window to front, radiator, feature wall paper to one wall, built in double wardrobes with hanging and shelving.

DOUBLE BEDROOM TWO

9' 1" x 10' 9" (2.77m x 3.30m)

With double glazed window to front with additional high level window, radiator, built in wardrobe with hanging rail and shelf, arch way to

DRESSING AREA

With built in double wardrobe with sliding mirrored doors with hanging and shelving, built in desk/study area with double glazed window to side, ceiling light, sliding door to the

EN SUITE

With a three piece grey suite with low level w.c, pedestal wash hand, walk in shower cubicle with Triton electric shower, with shower curtain rail, ceramic tiling to walls, vanity cabinet, mirror, vinyl flooring, opaque double glazed window to side, extractor, ceiling light, radiator.

DOUBLE BEDROOM THREE

12' 11" x 7' 7" (3.94m x 2.32m)

With double glazed window to rear, radiator, ceiling light.

DOUBLE BEDROOM FOUR

8' 4" x 11' 1" (2.55m x 3.38m)

With double glazed window to rear and side, radiator, ceiling light, access to separate roof space with insulation.

BEDROOM FIVE/STUDY

7' 1" x 8' 1" (2.17m x 2.48m)

With double glazed window to rear, radiator, ceiling light, useful shelving to two walls.

BATHROOM

With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, panelled bath with central mixer mains fed Mira chrome shower and attachments, fitted glazed shower screen, ceiling light, radiator, mirror, opaque double glazed window to rear.





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DOUBLE GARAGE

18' 7" x 16' 8" (5.67m x 5.10m)

With electric up and over door to the front, power and light connected with double glazed window and door to side, further high level double glazed window to other side, space for additional fridge freezer, wall mounted electric isolation unit and electric and gas meters, wall mounted British gas condensing boiler servicing the hot water and central heating.

SIDE GARDEN

Predominately laid to lawn fully enclosed by perimeter hedging and fencing with two mature oak trees, landscaped to tiers with well kept pathway and retaining boarders, fruit trees useful side gated access.

REAR GARDEN

Enclosed by perimeter fencing mature beech hedge with slate patio and pathway with useful storage area to other side of property.

FIXTURES AND FITTINGS

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



FLOORPLAN



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