



JULIE PHILPOT  
RESIDENTIAL



## 12 Leagh Close | Kenilworth | CV8 2FN

A superb opportunity to purchase a recently modernised and greatly improved family home with open plan kitchen/diner and family room both with access to the very large and private rear garden. The lounge has a log burner and there are four bedrooms, the master with en-suite. This property is in a quiet cul de sac location convenient for easy access in and out of Kenilworth as well as being within walking distance of Kenilworth Common and The Greenway. This fabulous and spacious home must be viewed to be appreciated.

£589,999

- Large, Mature, Private Garden
- Four Bedrooms, Master En-Suite
- Extended Family Home with Planning Permission to Further Extend
- Viewing Essential





## PROPERTY DESCRIPTION

This is a very special home that can only be appreciated by viewing. The present sellers have improved the property throughout to include replacement double glazing, new boiler, log burner, along with the refitting of the open plan kitchen/diner/family room, bathroom and en-suite. The house also has a stylish oak and glass staircase, oak internal doors and oak flooring plus new carpeting and redecoration throughout. The master bedroom has a range of built in wardrobes and both rear bedrooms have fabulous views of the splendid rear garden which in itself is a very special feature to the property being larger than average having an additional parcel of garden forming a kitchen/vegetable area and being very sunny. This unique home can only be appreciated by viewing.

## ENCLOSED PORCH

## ENTRANCE HALL

With oak floor, understairs storage space, radiator and oak and glass staircase.

## LOUNGE

13' 1" x 11' 8" (3.99m x 3.56m)

With bay window, tv aerial and log burner with oak mantel over. Open access to:

## MODERN REFITTED OPEN PLAN KITCHEN/DINER

19' 9" x 18' 4" (6.02m x 5.59m) Max 'L' Shaped Room

This generous size room is ideal for families and couples with the benefit of direct garden access and garden views. The Wren kitchen has been recently fitted with quartz worktops which to one wall extends to provide a breakfast bar area. There are plenty of storage cupboard and drawer units including really useful pantry style cupboards and a built in bin store.

Integrated appliances include a Bosch dishwasher, Bosch five burner black glass gas hob with extractor hood over, Bosch wall mounted double oven, wine fridge and space for tall fridge/freezer. Under mount double sink unit. Dining Area with French doors providing direct access to the garden, two tall modern radiators and Velux windows.

## FAMILY ROOM

16' 5" x 11' 7" (5m x 3.53m)

A good size family room which is also currently being used as a gym and music room therefore providing great flexibility in use dependent upon the owners needs. Oak flooring, two French doors to patio and door to:

## UTILITY ROOM

With stainless steel sink unit with cupboard under. Space and plumbing for washing machine and space for tumble dryer. Large storage cupboard to side, radiator and personal entrance door.

### **CLOAKROOM**

With w.c., corner wash basin and wall mounted 'Worcester 4000' gas boiler.

### **FIRST FLOOR LANDING**

Having access via pull down loft ladder to the boarded roof storage space with light.

### **MASTER BEDROOM**

14' 5" x 11' 6" (4.39m x 3.51m)

With super rear garden views from the large window, range of built in wardrobes including three double doors. Radiator. Door to:

### **EN-SUITE**

Having a large corner shower enclosure with curved screen door, vanity wash basin with drawers under and concealed cistern w.c. Fully tiled walls, Velux window, heated towel rail and wall mounted demisting wall mirror.

### **BEDROOM TWO**

12' 2" x 10' 5" (3.71m x 3.18m)

With radiator and rear garden views.

### **BEDROOM THREE**

12' 1" x 11' 9" (3.68m x 3.58m)

With radiator.

### **BEDROOM FOUR**

8' 9" x 7' 8" (2.67m x 2.34m)

With radiator.

### **BATHROOM**

Having panelled bath with Aqualisa shower over, w.c., and vanity wash basin with drawer under, towel rail, wall mounted demisting mirror, extractor and fully tiled walls.

### **OUTSIDE TO THE FRONT**

The property has driveway parking which also extends to the side of the house and leads to the:

### **GARAGE**

With up and over door, light and power.

### **REAR GARDEN**

This is such a special feature to this property and is perfect for a buyer looking for a professionally designed large garden that enjoys a sunny aspect. There is a large full width patio to the rear of the house with sandstone steps and further steps to the one side that provide access to the expanse of lawn with the mature shrubbery borders providing privacy. There are many mature shrubbery borders and well established apple trees a weeping willow and climbing roses. To one side of the lawned area is a further spinney style garden, which is perfect for children who may want to play 'hide and seek'. To the rear is an additional parcel of garden land now forming a kitchen/vegetable garden too. Finally there is a newly build large shed with power and light connected.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

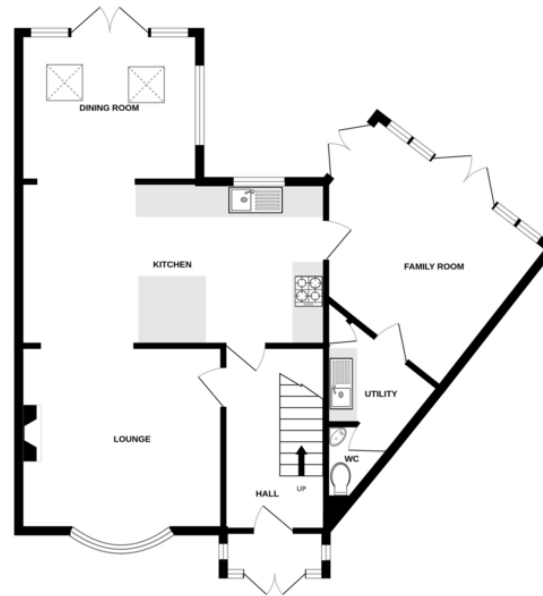
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR



1ST FLOOR

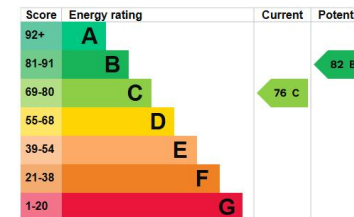


Made with Metropix ©2024

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60