

29 Lower Ladyes Hills
Kenilworth CV8 2GN

£545,000

- 1850s Character Property
- Sought After Location
- 3 Bedrooms
- Energy Rating D





THE PROPERTY

A superb 1850s three bedroom semi-detached home, in this idyllic Kenilworth location with a wealth of character and having the benefit of replacement timber double glazing throughout, tastefully improved by the current owner with quality fittings. The property offers spacious rooms with delightful south facing views to front. The accommodation comprises: open plan reception hallway, living room with feature fireplace, open plan snug/library room, fitted breakfast kitchen with integrated appliances, useful large chamber cellar, first floor landing, three good bedrooms (2 doubles), master bedroom with newly installed en-suite shower room, large re-fitted bathroom, superb south facing front garden overlooking allotments, two tier rear garden with vegetable patch.

ENTRANCE

Approached over a stepped pathway to an impressive entrance with hardwood panelled and glazed front door, matching brick arches, southerly facing views across Lower Ladies Hills and the allotments, step up into the

OPEN PLAN RECEPTION HALL

15' 9" x 2' 11" (4.81m x 0.89m) Radiator, central ceiling light, coving, step up to second reception area, door through to the

LIVING ROOM

16' 0" x 12' 0" (4.90m x 3.67m) Imported Greek limestone fireplace with decorative matching inset and hearth, concealed meter cupboard, radiator, walk-in bay window with replacement double glazed timber sash window with delightful views across Lower Ladies Hills and allotments, coving, picture rail, exposed timber floorboards, two radiators, t.v. aerial point, telephone point.

LIBRARY ROOM

13' 2" x 8' 9" (4.03m x 2.67m) Feature bespoke bookcase made by James Archer furniture designers with a fitted wishbone library ladder (this is available to purchase under separate negotiation), coving, high ceilings, central ceiling light, radiator, replacement quality timber sash window overlooking the front garden, step up to the

SNUG

11' 11" x 8' 11" (3.64m x 2.74m) Two replacement double glazed timber windows, overlooking the rear garden, feature Stovax floating wood burning stove surrounded by natural slate and natural slate hearth, radiator, central ceiling light.

BREAKFAST KITCHEN

13' 1" x 11' 5" (4.00m x 3.50m) Fitted with a range of matching solid pine fronted base and wall units, tiled and pine edged work surfaces, single drainer stainless steel sink unit with central mixer tap, four ring Stoves gas hob, integrated New Home Stoves single oven and separate grill, fridge and automatic washing machine, two ceiling lights, pine panelling to one wall, radiator, telephone point, replacement door to side, further door to the basement chamber.

BASEMENT CHAMBER

Housing the Worcester Bosch combination boiler servicing the hot water and central heating, fitted light, replacement opaque double glazed window, steps down to the

CELLAR CHAMBER

12' 2" x 8' 9" (3.73m x 2.69m) Narrowing to 4.05 metres, power and light connected, freezer, glazed window with security bars to front.

FIRST FLOOR LANDING

Matching banister rail and spindles, replacement opaque doubled glazed window to rear, coving, ceiling light, access to large part boarded insulated loft space with power and light connected, retractable ladder, door through to

DOUBLE BEDROOM 1

12' 9" x 11' 9" (3.89m x 3.60m) Radiator, replacement double glazed timber sash window with delightful views to front, high ceilings, central ceiling light, exposed floorboards, feature cast iron fireplace with matching inset and hearth.

EN-SUITE SHOWER ROOM

8' 6" x 2' 10" (2.60m x 0.87m) Wooden framed double glazed window to side, luxury three piece quality suite, low level w.c., wall mounted vanity wash hand basin, walk-in shower, marble floored shower with glazed shower screen, quality imported Italian marble tiling to full height to all walls, feature ceiling chrome over size shower head, two recessed LED ceiling down lighters, wall mounted heated chrome towel rail, vanity mirror with shaver point, quality matching marble to floor.

DOUBLE BEDROOM 2

13' 4" x 12' 2" (4.07m x 3.71m) Radiator, central ceiling light, high ceilings, replacement double glazed timber sash window with delightful views.

BEDROOM 3

11' 6" x 8' 7" (3.52m x 2.63m) Radiator, high ceilings, central ceiling light, replacement double glazed timber window overlooking the rear garden.







RE-FITTED BATHROOM

8' 9" x 7' 11" (2.67m x 2.42m) High quality three piece white suite, low level w.c., feature vanity wash hand basin with chrome taps, freestanding roll top bath with wall sunken central chrome mixer and attachment, ceiling over size chrome shower head, matching shower rail around the bath, luxury imported Italian marble tiling to wall and floors, feature alcove, opaque wooden framed double glazed window, feature coving, range of recessed LED lighters, wall mounted heated chrome towel rail.

REAR GARDEN

39' 4" x 28' 2" (12.0m x 8.60m) Enclosed by perimeter fencing with screening garden wall, set to two tiers, raised fore garden, well stocked borders with roses and fruit trees, former brick store, six steps up to an additional lawn area with vegetable patch, outside courtesy light, outside electric point, water butt, side pathway leading to the front of the property.

OUTSIDE

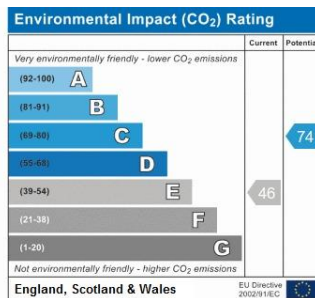
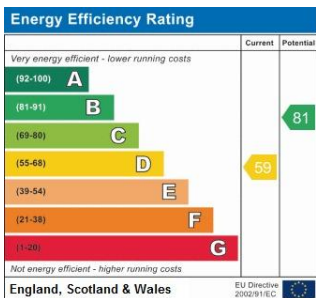
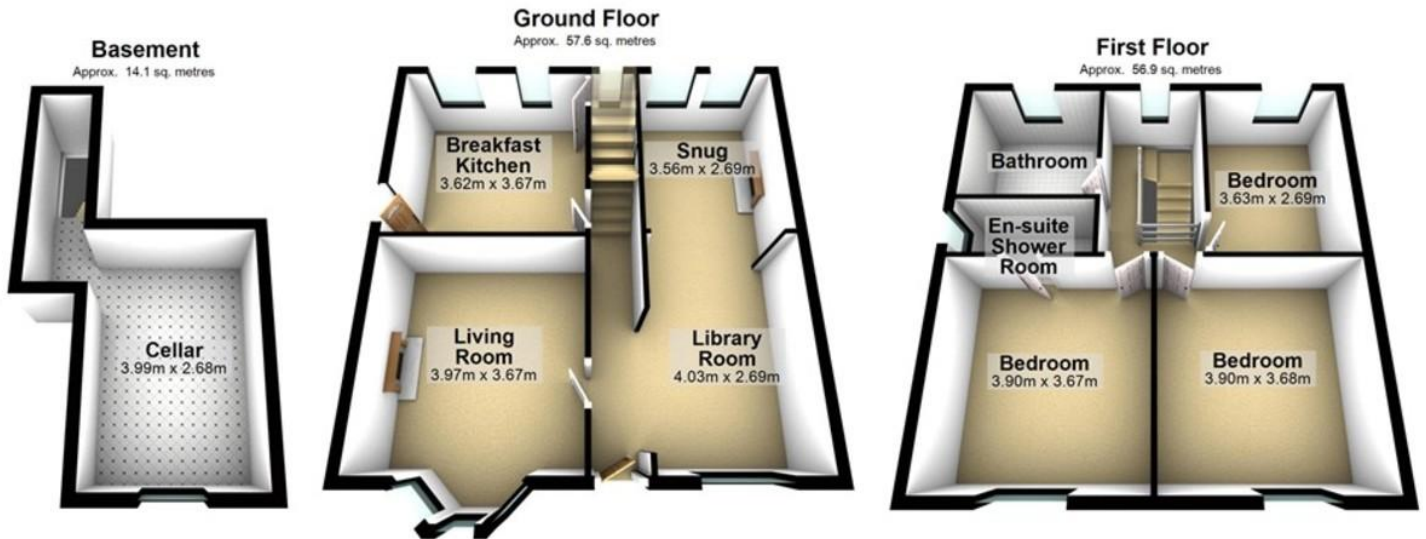
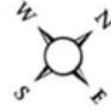
To the front of the property there is a raised lawned garden, well stocked borders with shrubs and fruit bushes, outside electric point, south facing aspect, long pathway leading down to off road parking for one vehicle.

FIXTURES & FITTINGS

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

DIRECTIONS

From clock tower, proceed straight on into Abbey End, right into Abbey Hill, left into Rosemary Hill which leads into Bridge Street. At traffic lights turn right into New Street, first right into Manor Road, first left into Tainters Hill and immediately right into Lower Ladies Hills where the property can be located further down on the left hand side, identified by our For Sale board.



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements