

**ehB**  
RESIDENTIAL

Your Property - Our Business



20, Kenilworth Road, Cubbington, Leamington Spa



A spacious and well proportioned, four bedroomed detached dormer family home, offering flexible accommodation. Located in this convenient, edge of town location with open countryside views to the rear.

#### Briefly Comprising;

Entrance vestibule, hallway, ground floor WC, L-shaped living/dining room with double doors to Conservatory. Refitted and extended kitchen. Ground floor master bedroom with built-in wardrobes and en-suite shower room. First floor landing, three well proportioned double bedrooms and white refitted bathroom. Upvc double glazing, gas radiator heating. Double width tarmac driveway and double garage. Lawned and patioed rear garden.

#### Kenilworth Road

Is a rare opportunity to acquire a spacious and flexibly laid out family home. Situated in this enviable location within easy reach of the town, local shops and schools. This particular property benefits from having a ground floor bedroom which offers a high degree of flexibility, and will appeal to a broad range of buyers.

#### The Property

Is approached via the driveway, leading to a brick block paved path up to the double glazed multi paned style entrance door.

#### Entrance Vestibule

With part glazed door leads through to...

#### Hallway

With staircase rising to first floor landing, door to useful understairs store cupboard, multi paned glazed door to living/dining room, radiator set behind cover, door to...

#### Ground Floor WC

Refitted with a white contemporary low level WC, with wash hand basin, full splashback tiling, chrome radiator towel rail, tiled floor, upvc obscure double glazed window to front elevation.

#### Open Plan L-Shaped Living/Dining Room

#### Living Room Area

17'1" x 11'10" (5.21m x 3.61m)

With two upvc multi paned style bow windows to front





elevation, coved cornicing, double radiator, broad archway through to...

#### Dining Room Area

9'1" x 11'10" (2.77m x 3.61m)

With continuation of coved cornicing, double radiator, multi paned door to kitchen, glazed double doors with matching side panels leading to...

#### Conservatory

8'9" x 12'1" max (2.67m x 3.68m max)

With pitched Victoriana style polycarbonate roof with upvc double glazed windows, and double doors to garden. Internal window to kitchen.

#### Kitchen

7'5" exp to 8'6" x 22'2" (2.26m exp to 2.59m x 6.76m)

Attractively refitted with a contemporary range of wall and base unit, space for wide Range style oven with Smeg filter hood over and glazed splashback, one and a half bowl sink drainer unit with mixer tap, space for American fridge freezer, Range of matching eye-level wall cupboards with breakfast bar, splashback tiling, downlighter points to ceiling, tiled floor, space and plumbing for dishwasher, space for washing machine and tumble dryer, radiator, two timber and metal framed double glazed windows overlooking the garden, internal window to the conservatory and upvc double glazed door to the garden.



#### Bedroom One

9'11" x 13'2" plus built-in w'robes (3.02m x 4.01m plus built-in w'robes)

With feature upvc double glazed French door with matching glazed panels to either side giving access to the garden, double radiator, louvred doors to wardrobe with hanging, sliding door to...

#### En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, wash hand basin with mono-mixer, corner shower cubicle with Mira Sport electric shower, full splashback tiling with decorative border tiles, tiled floor, chrome radiator towel rail, upvc obscure double glazed window to rear elevation, downlighter points to ceiling.



#### First Floor Landing

With upvc double glazed window to rear elevation, hatch to roof space, door to useful deep linen cupboard with slatted shelving.

#### Bedroom Two (Rear)

9'11" x 10'10" (3.02m x 3.30m)

With upvc double glazed dormer window to rear elevation, radiator.

#### Bedroom Four (Front)

10'2" x 8'10" (3.10m x 2.69m)

With upvc multi paned style double glazed dormer window to front elevation, recessed shelving and hanging rail providing useful storage space.

#### Bedroom Three (Rear)

9' x 11'3" plus fitted w'robes (2.74m x 3.43m plus fitted w'robes)

With upvc double glazed dormer window to rear elevation, radiator, louvred doors to built-in wardrobe with hanging.

#### Bathroom

Attractively refitted with a white contemporary suite to comprise; low level WC with concealed cistern, shower bath with mixer tap, with fixed rainwater style shower head and additional hand held shower attachment, wash hand basin with mono-mixer set into vanity cupboard, full splashback tiling, extra wide chrome radiator towel rail, upvc double glazed dormer window to rear elevation, tiled floor.

#### Outside (Front)

To the front of the property is a good sized tarmac driveway, which in turn leads to the double garage and path to the entrance door. With gated side access leading to the rear garden. Also an electric Pod Point car charging point.

#### Outside (Rear)

Principally laid to lawn with stone chipped seating area, surrounded in the main by timber fencing with herbaceous borders, gated side access with small timber shed.

#### Garage

15'5" max x 15'9" plus recess (4.70m max x 4.80m plus recess) With timber framed personal door to side, electric up-and-over door to front, Worcester boiler and separate hot water cylinder, power and light as fitted.



#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Oct 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

CV32 7TR



## Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

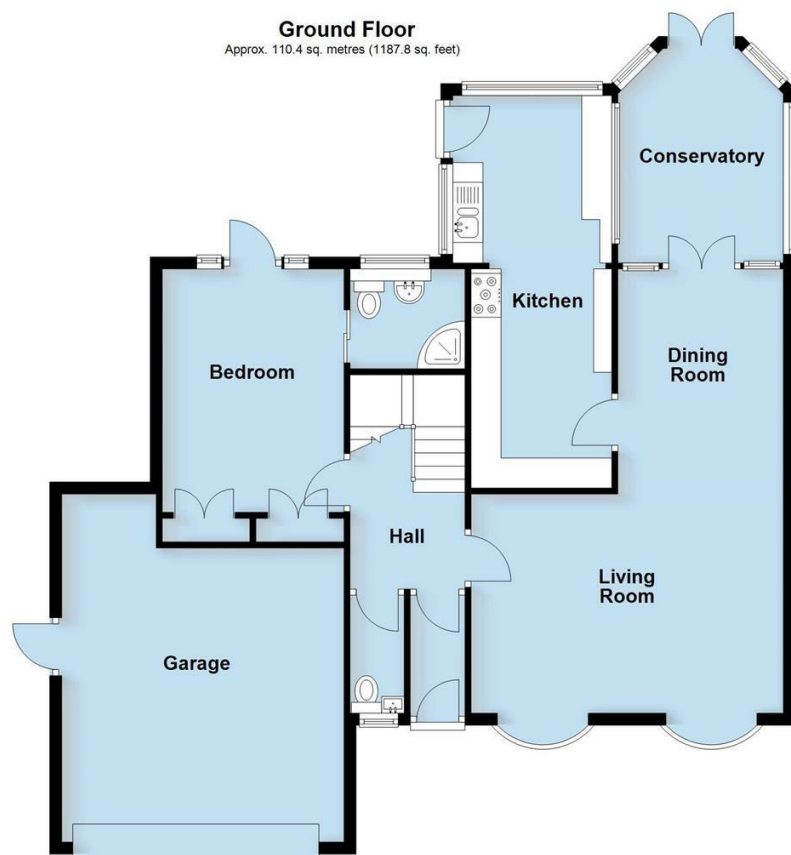
Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

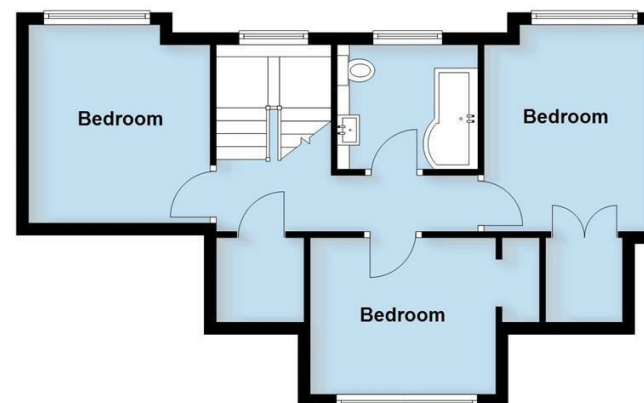
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      | 73                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Ground Floor**  
Approx. 110.4 sq. metres (1187.8 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 157.3 sq. metres (1693.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact