



21 School Lane  
Kenilworth, CV8 2GU

- Terraced Modernised Cottage
- 2 Bedrooms, Bathroom/shower
- 2 Reception Rooms
- EPC Rating D

Offers over £280,000





## THE PROPERTY

A very well presented and fully modernised cottage style terraced house close to Abbey Fields, the town centre and Kenilworth Castle. The mainly double glazed and gas centrally heated accommodation offers living room with feature fireplace, stairs to first floor, dining room with wood burning stove, granite fitted kitchen with breakfast area, side lobby, master bedroom, second bedroom and well fitted full bathroom with bath and separate shower, forecourt garden and delightful rear cottage garden overlooking open space.

## ENTRANCE

Forecourt garden with white picket fencing and panelled and etched patterned glazed door to

## LOUNGE

14' 0" x 11' 10" (4.29m x 3.63m) Double glazed bay window to front, wood natural flooring, radiator, feature cream fire surround, tiled inset and living flame effect gas fire in grate, dimmer light switch. A spindled staircase leads to the first floor with useful under recess.

## DINING ROOM

10' 10" x 11' 7" (3.32m x 3.54m) Quarry tiled flooring, sash window to rear, under stairs storage cupboard, chimney breast with inset wood burning stove. Door and steps to

## KITCHEN

11' 3" x 7' 1" (3.43m x 2.17m) Fitted with a high gloss range of base and wall units, incorporating storage drawers and cupboards, fitted granite work surfaces with matching upstands, inset sink unit, integrated appliances including Neff 4 ring gas hob with cooker hood above and double electric oven and grill beneath, space for washing machine/dryer, integrated fridge and freezer, space for slim line dishwasher and plumbing, slate tile flooring, double glazed windows to side and rear and door to

## SIDE LOBBY

9' 11" x 4' 2" (3.03m x 1.27m) Double glazed roof, quarry tiled floor, and double PVCu doors leading to rear garden.

## FIRST FLOOR LANDING

Doors leading off.

## MASTER BEDROOM

10' 10" x 11' 10" (3.32m x 3.63m) A generous double bedroom with front aspect having double glazed window, radiator, chimney breast, deep built in storage cupboard.

## DOUBLE BEDROOM 2

10' 10" x 8' 9" (3.32m x 2.69m) A good room with rear aspect with double glazed window, built in cupboard with shelving, radiator, chimney breast.

### **BATHROOM/SHOWER**

11' 3" x 7' 1" (3.43m x 2.17m) A large bathroom with a white suite in modern fittings, having panel bath with mixer tap with shower fitting, over bath shower with glazed shower screen, pedestal wash hand basin, low level WC, large separate shower cubicle with glazed shower doors and fitted mains shower with fixed drencher shower head and hand held shower attachment, heated towel warmer/radiator, double glazed window with attractive rear aspect, built-in airing/linen cupboards with Worcester Bosch combination gas fired condensing boiler. Ceramic tiled floor and complementary tiled and panelled walls.

### **OUTSIDE FRONT**

Forecourt garden with gravel, picket fence and path leading to front door.

### **REAR COTTAGE GARDEN**

Rear patio area with raised brick planter, cold water tap, external light, steps lead to a gravel area with surrounding borders and the garden extends with further gravelled areas with garden shed and open aspect to rear. There is a pedestrian right of way to the rear for the neighbouring property.

### **FIXTURES AND FITTINGS**

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

### **DIRECTIONS**

From the clock tower bear right into Abbey End, right at the war memorial into Abbey Hill, and follow the road along into Rosemary Hill and take the first turning on the right into School Lane and the property is located on the left hand side.



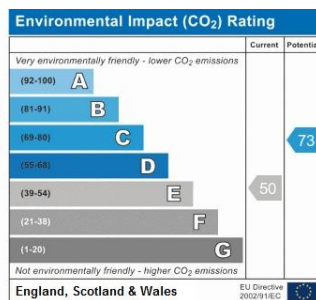
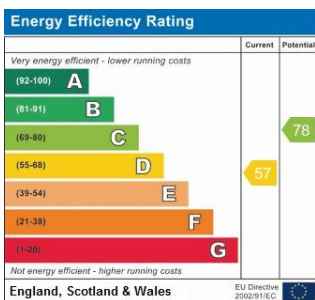
**Ground Floor**  
Approx. 43.1 sq. metres



**First Floor**  
Approx. 35.7 sq. metres



Total area: approx. 78.8 sq. metres



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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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