



## Rouncil Lane, Kenilworth

£535,000

- Extended Three Bedroom Semi Detached House
- Large Enclosed Porch, Reception Hall & Refitted Cloakroom
- Separate Living Room
- Open Plan Dining Kitchen & Utility
- Attractive Conservatory
- Energy Rating C - 74
- Three Double Bedrooms
- Warwick District Council - Tax Band D
- Landscaped South Facing Rear Garden
- Viewing Is Essential

# Rouncil Lane, Kenilworth CV8 1FN

A Beautifully maintained, extended and remodelled spacious three double bedroom semi-detached house, in a popular residential location with a south facing rear garden. This well maintained property comprises; large enclosed porch, reception hallway, re-fitted cloakroom & utility room, extended kitchen/dining room, separate living room, conservatory, first floor landing, three bedrooms (all doubles), beautifully re-fitted luxury shower room, landscaped private rear garden with open views and to the front there is parking for three/four cars with quality block paved driveway. The property offers double glazing, gas central heating and internal inspection is highly recommended to appreciate this stunning home.



Council Tax Band: D



## Approach

Over a block paved driveway to a fully enclosed spacious brick built porch with LED ceiling light, electric radiator, engineered oak floor, coat hooks, opaque double glazed door into the

## L Shaped Reception Hall

With engineering oak flooring, radiator and cover, two wall lights, useful understairs storage cupboard housing the electric isolation unit and electric and gas meters, stairs rising to the first floor, vaulted ceiling with Velux, door to the

## Cloakroom

A two piece white suite with a low level encased w.c, vanity wash hand basin with cupboard below, radiator, engineering oak flooring, opaque double glazed window to side, LED ceiling light, radiator, door to the

## Lounge

15'6" x 12'5"

With feature double glazed bay window to front, LED ceiling lights, t.v point, feature vertical radiator and two wall lights.

## Kitchen/Dining Room

10'2" x 26'11"

Kitchen area comprehensively refitted with a range of matching matt cream fronted base and wall units with marble effect rounded edge work surfaces with single drainer granite composite sink with chrome mixer tap, ceramic tiling to splash backs, integrated appliances to include a five-ring glass gas hob, twin double Bosch ovens and grill, fridge/freezer, LED ceiling lights, double glazed window to rear, engineering oak flooring. With space for large dining or breakfast table, sofa, range of LED ceiling lights, two double glazed French doors to the conservatory.

## Utility

6'11" x 6'1"

With wall mounted cupboards, rounded edge work surfaces, space and plumbing for washing machine, dryer and additional fridge or freezer, engineering oak flooring, radiator and ceiling light.

## Conservatory

12'0" x 20'8"

Full width spacious conservatory with engineering oak flooring, surrounded double glazed windows and French doors to the rear, pitched glazed roof, two wall lights, further doors to side.

## First Floor Landing

Remodelled staircase with double glazed window to front, smoke alarm, wall light, door to

## Bedroom

13'8" x 12'6"

With feature arch alcove with two LED down lighters, radiator, double glazed window to rear, ceiling light and coving.

## Bedroom

9'11" x 11'2"

With double glazed window to front, radiator and ceiling light.

## Bedroom

10'4" x 8'5"

With double glazed window overlooking the south facing rear garden, ceiling light, coving, built in cupboard with shelves.

## Shower Room

Luxury fitted three piece white suite with low level w.c, vanity wash hand basin with cupboard below, large walk in shower enclosure with mains fed shower with twin chrome shower heads, ceramic tiling to walls and porcelain contracting tiling to floor, heated chrome towel rail, mirrored vanity cabinet, two opaque double glazed windows to side, cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating.

## Rear Garden

Tastefully landscaped with full width curved Indian sandstone patio, fully enclosed by perimeter fencing and predominantly laid to lawn with railway sleeper edged boarders, twin timber sheds, outside tap and power point and useful side storage area and secure gate to front. The property benefits from a delightful south facing aspect and is not overlooked.

## Front

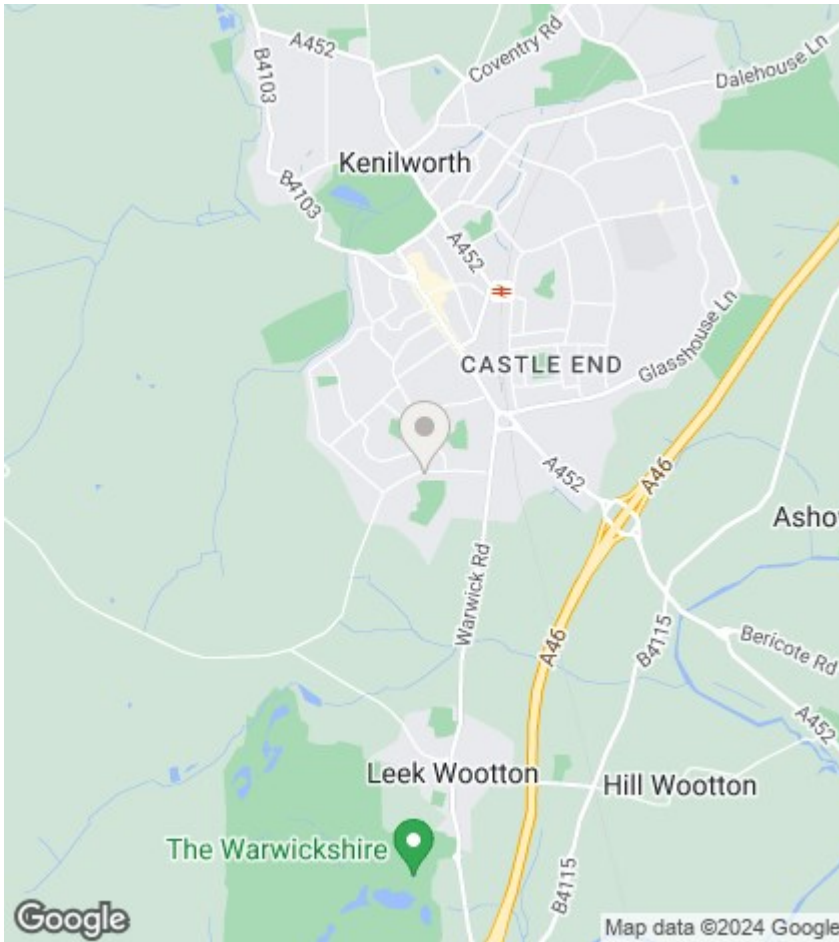
To the front of the property there is a beautifully kept block paved driveway with ample parking for four/five vehicles.

## Fixtures And Fittings

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







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

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>		74	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 85.4 sq. metres



### First Floor

Approx. 46.9 sq. metres



Total area: approx. 132.3 sq. metres