



## Clinton Lane, Kenilworth

Asking Price £429,950

- Four Bedroom Semi Detached House
- Through Lounge/Dining Room With Bi-Fold Doors
- Gas Central Heating & Double Glazing
- Main Second Floor Bedroom With En-Suite
- Offered With No Onward Chain
- Modern High Gloss Kitchen With Appliances
- EPC Rating D - 62
- Rear Garden Onto Priorsfield Primary School
- Tarmacadam Driveway & Garage
- Warwick District Council - Tax Band D

# Clinton Lane, Kenilworth CV8 1BA

A well appointed and extended four bedroom semi detached house situated with the catchment of Priorsfield Primary School. Offered with no onward chain the property benefits full double glazing and gas central heating. Approached across a tarmac driveway that leads to the garage and entrance porch. From the porch you step into the central hallway with a utility cupboard and further doors into the through lounge with bi folding doors. The kitchen is fitted with quality high gloss units and incorporate an integrated fridge freezer, double oven and hob. On the first floor are three bedrooms and a refitted bathroom. The principal bedroom is on the second floor and benefits an en-suite shower room. Outside is a brick garage and attractive rear garden that leads down to Priorsfield Primary School and their playing fields.



Council Tax Band: D



### **Approach**

The property is set behind a formal open plan lawn with shrub borders. The tarmac driveway provides hardstanding for a number of vehicles and leads to the detached garage

### **Porch**

Entered through a composite door with frosted side light windows. Further hardwood door leads into the hallway.

### **Hallway**

Hardwood door and side light window, radiator and open staircase rising to the first floor. There is also a utility cupboard that has plumbing for both a washing machine and dishwasher. Hardwood doors lead into.

### **Fitted Kitchen**

8'10" x 8'9"

Fitted with grey high gloss wall and base units. The base units have a wood block counter with an inset ceramic sink set beneath the window to the rear, tiled splashbacks and integrated appliances that include a double oven with an induction hob and extractor. Built in fridge freezer, tiled flooring, a wall mounted Vaillant condensing boiler and a door onto the side driveway.

### **Lounge**

22'7" x 11'8"

With a bow window to the fore with a radiator beneath. Recessed wood burning stove with hearth. Further radiator and bi folding doors onto the rear garden.

### **Landing**

Window on the turn, storage cupboard, stairs to the second floor and wood doors off to

### **Bedroom Two**

12'1" x 11'8"

Window to the fore with leaded top lights and a radiator beneath.

### **Bedroom Three**

12'0" x 10'9"

Window to the rear with a radiator beneath.

### **Bathroom**

With a panelled bath with electric shower and screen, pedestal wash hand basin and a close coupled wc. Tiled splashbacks, chrome heated towel rail and downlighters.

### **Bedroom Four**

7'3" x 7'6"

Window to the fore with leaded top lights and a radiator beneath.

### **Bedroom One**

12'0" x 10'9"

On the second floor with a dormer window to the rear with a radiator beneath. Downlighting and a door into:

### **En Suite Shower Room**

Fully tiled and fitted with a shower cubicle with an electric shower, vanity wash hand basin and a concealed cistern wc. Velux window and a chrome heated towel rail.

### **Garage**

With up and over door. Door and window into the garden.

### **Rear Garden**

With a patio leading directly from the house. The garden is mainly laid to lawn and enclosed with fenced and privet borders.



## Viewings

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

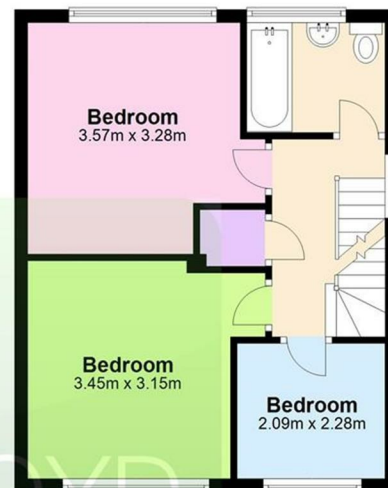
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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. 38.8 sq. metres



**First Floor**  
Approx. 38.8 sq. metres



**Second Floor**  
Approx. 17.8 sq. metres



Total area: approx. 95.4 sq. metres