



Fennyland Lane, Kenilworth

Asking Price £480,000

- A Stunning Extended Four Bedroom End Mews House
- Tiled & Hardwood Flooring Throughout
- Three Bathrooms Across Three Floors
- Block Paved Driveway For Two Cars
- Double Glazing & Gas Central Heating
- Fitted Kitchen With Central Island & Dining Room
- EPC Rating C - 73
- First Floor Lounge With Balcony
- Attractive Cul-De-Sac Location
- Warwick District Council Tax Band F

Fennyland Lane, Kenilworth CV8 2RS

A stylish and extended four bedroom end mews house located within this highly regarded cul-de-sac off Crackley Hill. The property offers well balanced accommodation that is arranged over three floors and on each floor is a refitted shower/bathroom. There is solid floors throughout with tiled floors to the ground floor and quality wood flooring on the first and second floors.

The entrance has a recessed porch and a composite door into the reception hallway which has a dog leg staircase to the first floor and doors off. The garage has been converted into a family room and across the hallway is a shower room. To the rear is a generous kitchen that has been fitted with high gloss units that include a bank of floor to ceiling cupboards and a central island. The kitchen opens into the extended reception room and there is also a utility room. On the first floor is the principal bedroom with en suite shower room and the rear lounge has a feature fireplace and balcony. The second floor has a further three bedrooms and the family bathroom.

Outside is a block paved driveway providing hardstanding for two vehicles. To the rear is a paved patio and formal lawn that is enclosed by panelled fencing. Viewing is highly recommended to appreciate everything this fine home offers.



4



3



3



C

Council Tax Band: F



Entrance Hall

Entered through a composite door with coir matting on the threshold. Radiator, tiled flooring and downlighting. Storage cupboard, dogleg staircase rising to the first floor and doors off to:

Shower Room

Fitted with a white suite that comprises a fully tiled shower cubicle, vanity wash hand basin and a close coupled wc. Radiator, tiled flooring and an extractor.

Family Room/Study

13'9" x 7'10"

Window to the fore, radiator and tiled flooring.

Kitchen

12'6" x 15'6"

The kitchen is comprehensively fitted with a range of modern high gloss shaker style units. The base units have a black granite countertop with matching upstands and windowsill. Stainless steel sink unit with monobloc tap. Five burner rangemaster oven with granite splashback and extractor canopy. Plumbing for dishwasher and space for an upright fridge freezer. The wall units have pelmet lighting and there is a further floor to ceiling bank of units to one wall. Central to the kitchen is an island with wood block work surface. Door into the utility room and an opening into the extended reception room.

Utility Area

With whisper grey wall and base units and a granite counter with an inset sink unit. Plumbing for automatic washing machine, shelving and a radiator.

Dining Room

13'0" x 8'3"

Having French doors onto the rear garden and window onto the patio.

Landing

With open spindle staircase to the second floor, radiator, downlighting and doors off to:

Lounge

13'10" x 15'6"

With wood flooring, window to the rear with radiator beneath and french doors onto the balcony. The focal point is provided by a marble fireplace with a wooden surround and housing a coal effect electric fire.

Balcony

5'2" x 8'7"

With composite decking and frosted glass screening.

Master Bedroom

13'3" x 15'6"

Twin windows to the fore, radiator and wood flooring. Twin built in wardrobes and a door into the en suite shower room.

En Suite Shower Room

Refitted with a generous shower cubicle with a thermostatic shower, concealed cistern wc, bidet and vanity wash hand basin. Tiling to floor and full height to the walls, heated towel rail and frosted window.

Landing

With a radiator, twin airing cupboard with the pressurised cylinder and doors off to:

Bedroom Two

13'0" x 15'6"

Window to the fore with a radiator beneath. Wood flooring and a built in cupboard.

Bedroom Three

12'8" x 8'6"

Wood flooring, window to the rear with a radiator beneath and a built in double wardrobe.

Bedroom Four

9'5" x 6'7"

With a window to the rear, radiator and wood flooring.

Bathroom

Refitted with a white suite that comprises a panelled bath with thermostatic shower over and screen, close coupled wc and a wall hung vanity wash hand basin. Chrome heated towel rail, frosted window and tiling to full height and floor.

Rear Garden

With a paved patio that leads directly from the house. The garden is enclosed with panelled fencing and is mainly laid to lawn. To the side of the property are two sheds.

Driveway

Block paved and providing hardstanding for two vehicles.

Services

All mains services connected.

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.

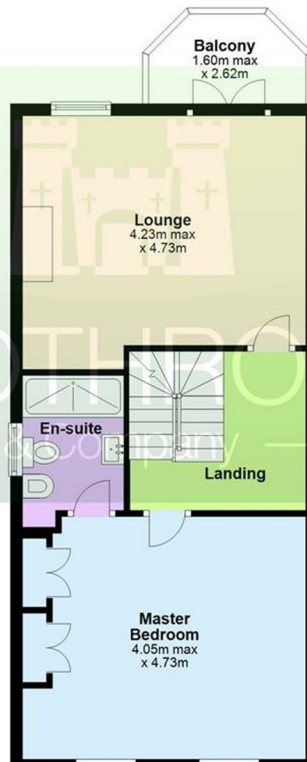
EPC Rating:

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

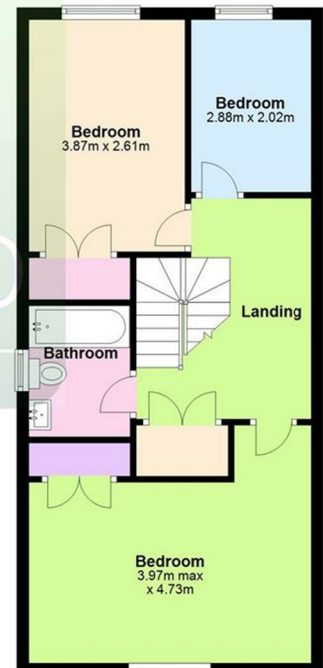
Ground Floor
Approx. 58.6 sq. metres



First Floor
Approx. 50.3 sq. metres



Second Floor
Approx. 50.8 sq. metres



Total area: approx. 159.6 sq. metres