



School Lane, Kenilworth

Asking Price £385,000

- Four Bedroom Semi-Detached House
- Energy Rating D - 67
- Three First Floor Bedrooms & Family Bathroom
- Long Rear Garden & Driveway Parking For Three Cars
- Close To Abbey Fields And Old Town
- Quality Open Plan Kitchen/Diner
- Ground Floor Bedroom Four/Family Room
- New Roof & Solar Panels
- St Nicholas School Catchment
- Warwick District Council - Tax Band C

School Lane, Kenilworth

A well presented and extended four bedroom semi detached house that has been extended to the full width of the ground floor elevation and is situated in an attractive garden plot with the benefit of a new roof. The property is within walking distance of the delightful Abbey Fields, Kenilworth Castle, and the Town Centre. Situated within St Nicholas School catchment these homes are ever popular and offer excellent spacious family accommodation. The accommodation comprises; reception hall, cloakroom, lounge with feature fire, spacious refitted breakfast/dining kitchen, ground floor bedroom four/family room off. To the first floor there are three further bedrooms as well as a modern three piece bathroom with shower. Outside an attractive and landscaped long rear garden with three separate seating areas, and to the front a block paved driveway with parking for three cars. The property benefits from modern gas fired central heating, double glazing and free hold solar panels to the rear roof.



Council Tax Band: C



Approach

The property is approached over the block paved forecourt parking area, steps with retaining sidewalls leading to a white uPVC panel front door into

Entrance Hall

Staircase rising to the first floor with double glazed window, radiator, and panelled doors leading off.

Cloakroom

White suite with low-level WC, corner wash hand basin with tiled splash back, radiator, coving, tiled flooring, floating shelf, opaque double glazed window to side, cupboard concealing the electric isolation unit.

Lounge

16'6" x 12'0"

An attractive room with white wooden surround fireplace with marbled inset and hearth, living flame electric glow effect fire. Three wall lights, useful under stairs storage cupboard with light, double glazed window to front, radiator, floating oak shelf.

Kitchen

12'2" x 10'9"

Comprehensively refitted with a range of matching grey wood effect base and wall units with black marble effect rounded edge work surfaces with matching up-stands with one and a half bowl granite sink with chrome mixer tap, integrated single fan assisted AEG oven with stainless steel five ring gas hob with brushed steel splash back and illuminated extractor hood over. Integrated CDA washing machine, space for large upright American style fridge freezer, feature vertical radiator, LED ceiling down lighters, opaque double glazed window to side, two feature drop down lights leading to

Dining Area

8'6" x 11'3"

With three leaf grey aluminium doors onto the patio, space for large breakfast or dining table, large Velux window with vaulted style ceiling, feature vertical radiator, door to a cupboard concealing the Baxi 800 boiler servicing the central heating. Door to

Bedroom Four/Family Room

9'8" x 9'11"

With vaulted ceiling, radiator, double glazed window to rear.

First Floor Landing

Access to large roof space with retractable ladder, doors leading off and with further double glazed window to front elevation.

Double Bedroom One

8'5" x 10'1"

With built in wardrobes to one wall with three sliding doors, one being mirrored with internal shelving and hanging, two wall lights, radiator, double glazed window overlooking rear garden.

Double Bedroom Two

8'5" x 9'11"

Double glazed window overlooking the rear garden, radiator and ceiling light.

Bedroom Three

7'8" x 8'10"

With radiator and double glazed window to the front.

Bathroom

With a white suite with a P-shaped shower bath with mixer tap and mains fed direct shower fitting with fixed shower hose and handheld shower attachment, glazed shower screen, vanity unit with double cupboards beneath, low-level WC, to walls fully tiled with contemporary grey tiling, extract fan, electric fan heater, large vertical chrome heated towel warmer/radiator, tile flooring, opaque double glazed window to side.

Front

To the front of the property there is a dropped curb to a block paved forecourt with car parking for three cars. A side gated access with ample space for recycling storage, similarly block paved leads to rear.

Rear Patio & Garden

To the rear of the property is a block paved rear patio with retaining white wall, steps leading up to lawn with surrounding flower beds and shrubbery borders, central patio. To the top of the garden there is an additional raised seating area with timber seating atrium, useful side gated access, three outside courtesy lights and cold water tap.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

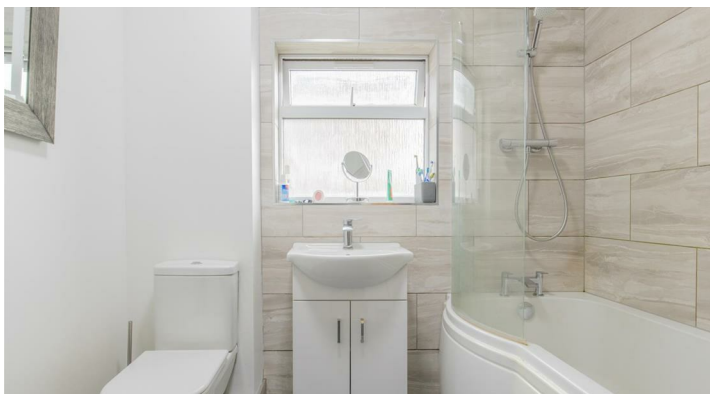
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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







Viewings

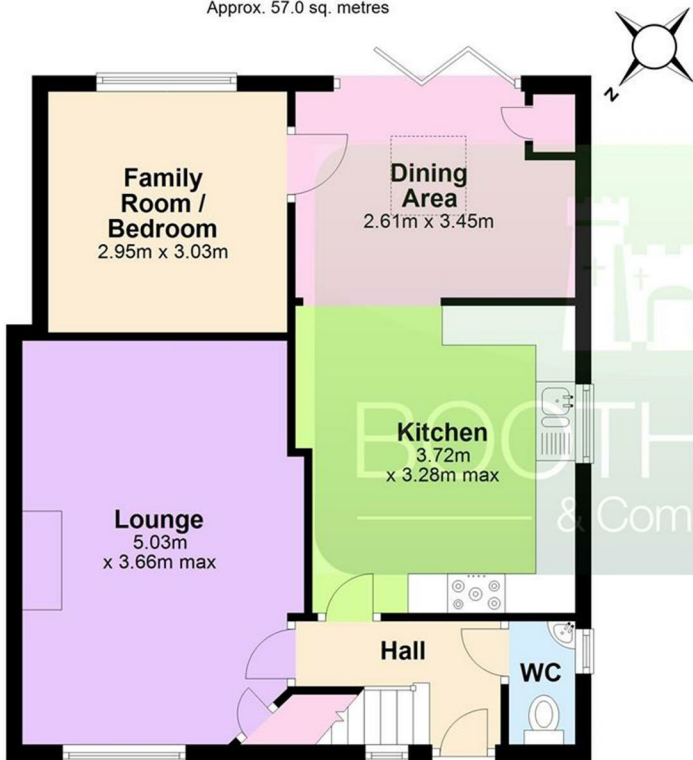
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor

Approx. 57.0 sq. metres



First Floor

Approx. 33.4 sq. metres



Total area: approx. 90.4 sq. metres