



Lindsey Crescent, Kenilworth

Offers In The Region Of £425,000

- Spacious Three Double Bedroom Semi Detached Sunshine House
- Enclosed Porch, Reception Hall And Cloakroom
- Through Lounge/Dining Room
- Spacious Landing, Bathroom And Separate W.C
- St. Johns And Kenilworth Secondary School Catchment
- No Onward Chain
- Energy Rating D - 67
- Fitted Kitchen
- Garden, Driveway And Garage
- Warwick District Council Tax Band D

Lindsey Crescent, Kenilworth CV8 1FL

A spacious three double bedroom semi-detached house offered for sale with no onward chain. The property offering spacious rooms with large 'Sunshine' window would benefit from modernisation and improvement. Located in a quiet residential position offering convenient access to Kenilworth Town Centre and within the St John's and Kenilworth Secondary School Catchment. The accommodation comprises; enclosed porch, reception hall, cloakroom, through lounge/dining room, fitted kitchen, to the first floor there are three double bedrooms, bathroom with separate w.c. Outdoor there is a lawned rear garden, driveway parking for three cars and integral garage. The property benefits from full gas fired central heating and double glazing.



Council Tax Band: D



Approach

Over a tarmacadam driveway to a

Enclosed Porch

Fully enclosed upvc double glazed porch with match opaque double glazed windows, inset matting, ceiling light, internal panelled and opaque glazed door into the

Reception Hall

With ceiling light, coving, radiator, stairs rising to the first floor, door to the

Cloakroom

With a low level w.c, wall mounted wash hand basin, wood panels, opaque double glazed window to front, ceiling light, vinyl floor.

Lounge/Dining Room

14'1" x 23'8"

With large double glazed window to front, t.v point, feature living flame effect coal gas fire with wooden mantel and surround with marble composite inset and hearth, coving, ceiling light, opening to the

Kitchen

14'0" x 8'6"

Comprehensively fitted with a range of matching oak fronted base and wall units with marble effect and wood edged work surfaces with single drainer stainless steel sink with chrome mixer tap, space for slot in cooker, space for upright fridge freezer, space and plumbing for washing machine, ceramic tiled splash backs, ceiling light, corner double glazed window to front, double glazed door to side, door to useful understairs storage cupboard.

First Floor Landing

With access to insulated and part boarded loft space with retractable ladder, double glazed window to side, large built in double door airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating with slatted shelving.

Bathroom

With double glazed corner window to front, ceiling light, three piece suite with pedestal wash hand basin, corner bath, corner shower cubicle with Triton electric shower, ceramic tiling to walls, ceiling light, vinyl floor, radiator.

Seperate W.C

With a low level w.c, vinyl floor, ceramic tiling to walls, ceiling light, opaque double glazed window to front.

Double Bedroom One

15'10" x 11'5"

With double glazed feature sunshine window to front and side, radiator, coving, ceiling light.

Double Bedroom Two

14'1" x 14'0"

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

Double Bedroom Three

11'0" x 9'5"

With ceiling light, radiator, double glazed corner window, coving.

Integral Garage

With metal up and over door to front with power and light connected.

Rear Garden

Fully enclosed by perimeter fencing and predominantly laid to lawn with stocked borders with a variety of shrubs and plants, full width patio, timber garden shed and side access to the front.

Front

To the front of the property is a tarmacadam driveway with parking for two or three cars, dwarf front garden wall and oval inset lawned fore garden with planted borders.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

119 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

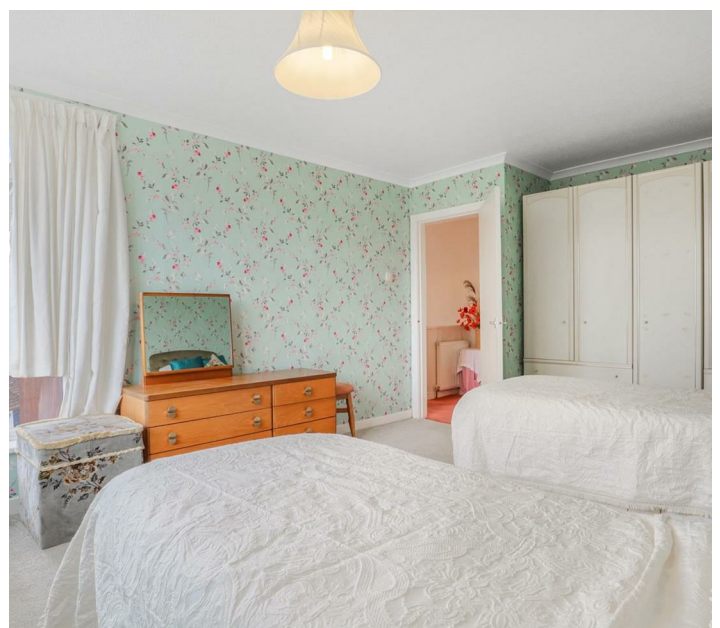
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Sky

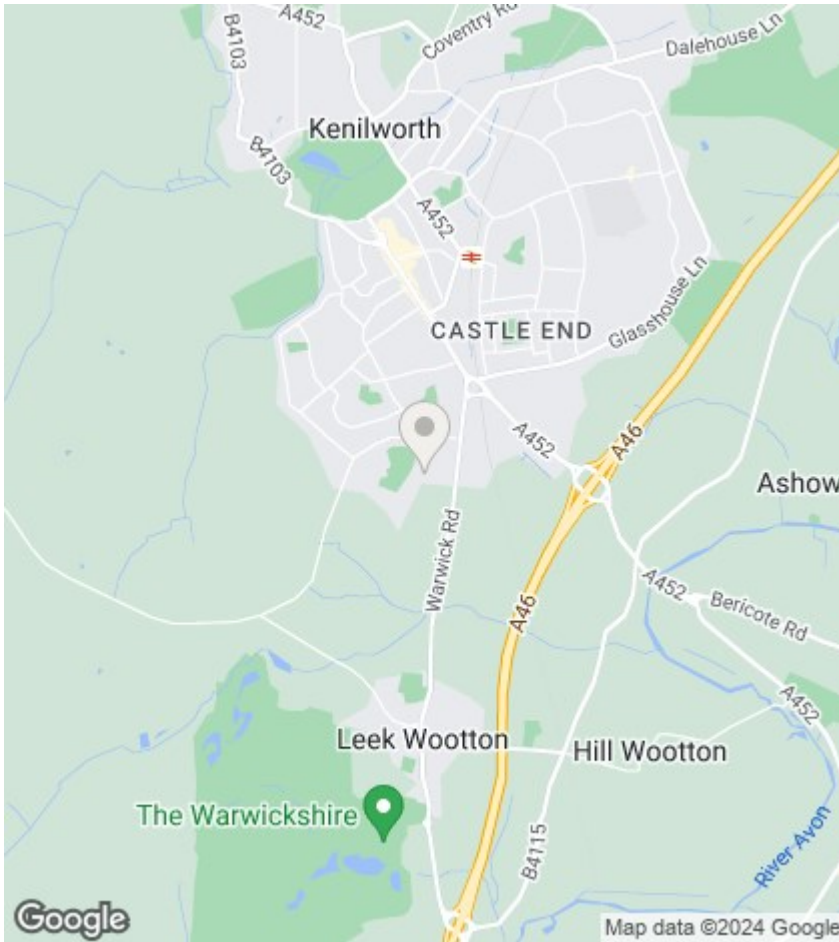
Virgin

Fixtures And Fittings

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







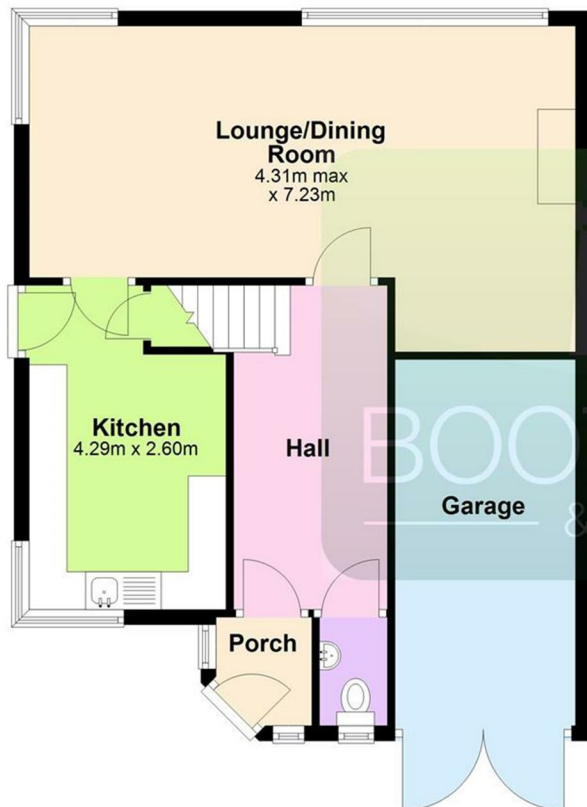
Viewings

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) A			
(81-91) B			
(69-80) C		67	79
(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. 62.9 sq. metres



First Floor
Approx. 61.3 sq. metres



Total area: approx. 124.2 sq. metres