



The Old Drovers Inn, 89 Clinton Lane, Kenilworth, CV8 1AY

£1,850 Per Calendar Month

- 5 Bedroom Detached Character Home
- Fully Double Glazed & Central Heating
- Fitted Kitchen
- EPC Rating - D
- Warwick District Council Tax Band - E
- Attractive Rear Garden With Field Views
- Modern Refitted Family Bathroom
- Close to Kenilworth Castle and Old Town
- Garage
- Available 14th April 2025 UNFURNISHED

89 Clinton Lane, Kenilworth CV8 1AY

A five bedroom detached character but modern home located close to Kenilworth Castle and the Old Town. With double glazing and gas central heating the property compromises a reception hall, downstairs cloakroom, fitted kitchen, dining room, Lounge with bi fold doors out onto large garden with fabulous views. Five bedrooms, refitted family bathroom, upstairs cloak room and drive through garage. Available Unfurnished 14th April 2025.



5



1



2



D

Council Tax Band: E



Kitchen

Comprehensively fitted with a range of white shaker style base units with granite counters over with matching upstands. Ceramic hob with extractor and a Franke sink unit with monobloc tap. Twin windows to the fore and units built into the inglenook with twin ovens and proving drawer. Integrated dishwasher, washing machine and undercounter fridge and freezer. Ceramic tiled floor and a radiator.

Hallway

Hardwood entrance door and a window to the fore. Tiled flooring, radiator and exposed beams. Doors lead off to:

Cloakroom

With a vanity wash hand basin and wall hung wc. Tiled floor, splashback, radiator and window to the rear.

Dining room

Windows to twin aspects, radiator and exposed beams. Door into the lounge.

Lounge

Bi folding doors onto the generous rear terrace. Further window to the side, mount for tv and a radiator.

Landing

With illuminated skirtings, radiators, exposed beams and doors to:

Bedroom One

Twin windows to the fore and a radiator.

Bedroom Two

Window to the rear with a radiator beneath.

Four Piece Bathroom

Fitted with a white suite comprising is a cool corner shower cubicle with rainfall shower close coupled WC, pedestal wash and basin and a freestanding bath with claw feet. Tiling to half height to splashback's, wall cabinets, heated towel rail and a window to the full.

Cloakroom

With a close couple WC, pedestal wash hand basin and a radiator. Window to the rear.

Bedroom

Having windows to dual aspect, radiator, and a built-in wardrobe.

Bedroom

Window to the side with a radiator beneath.

Master Bedroom

Twin windows to the rear, radiator and built-in mirrored wardrobes.

Rear Garden

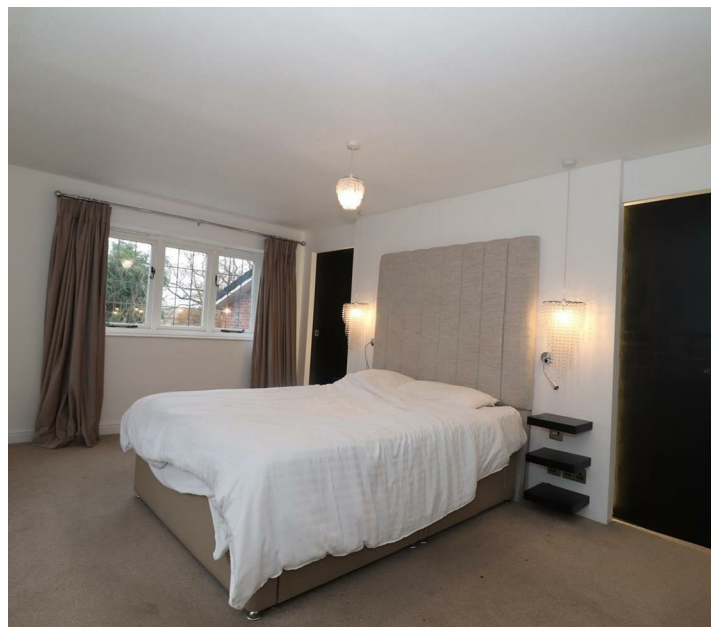
With a porcelain patio that has a matching pathway that leads down to a sun terrace looking across farmland and Finham brook. There are raised planters, mature bedding and it is mainly laid to lawn.

Drivethrough Garage

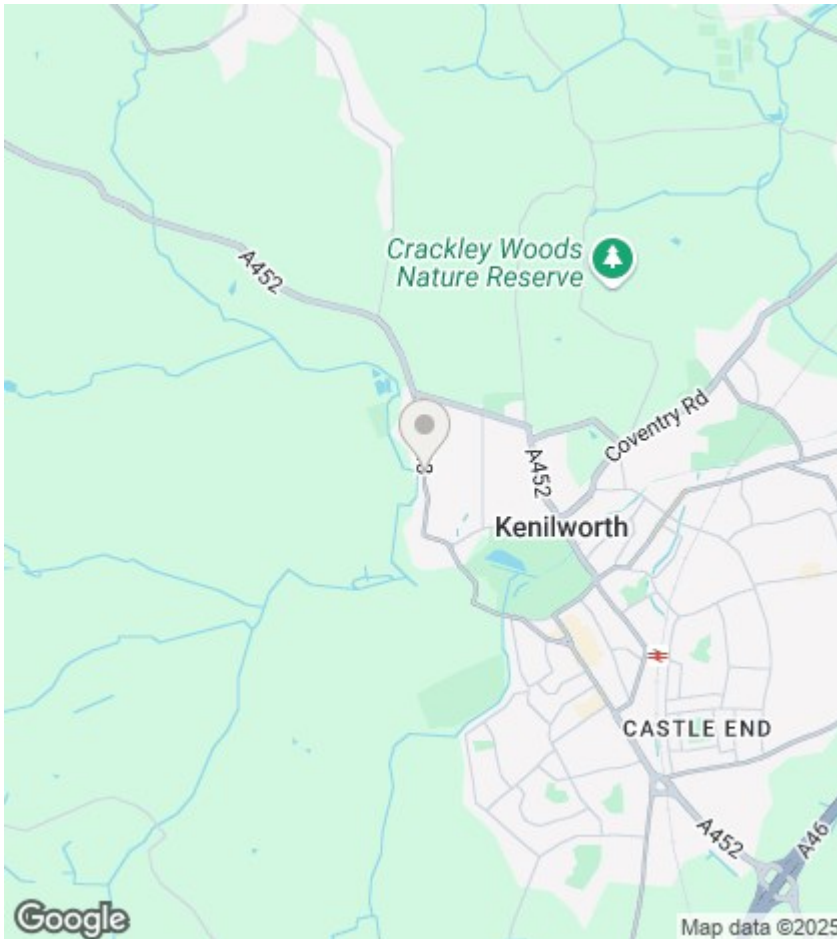
With remote up and over door and twin doors into the rear garden.

Outside

Parking is on street parking found on Clinton Lane







Directions

Viewings

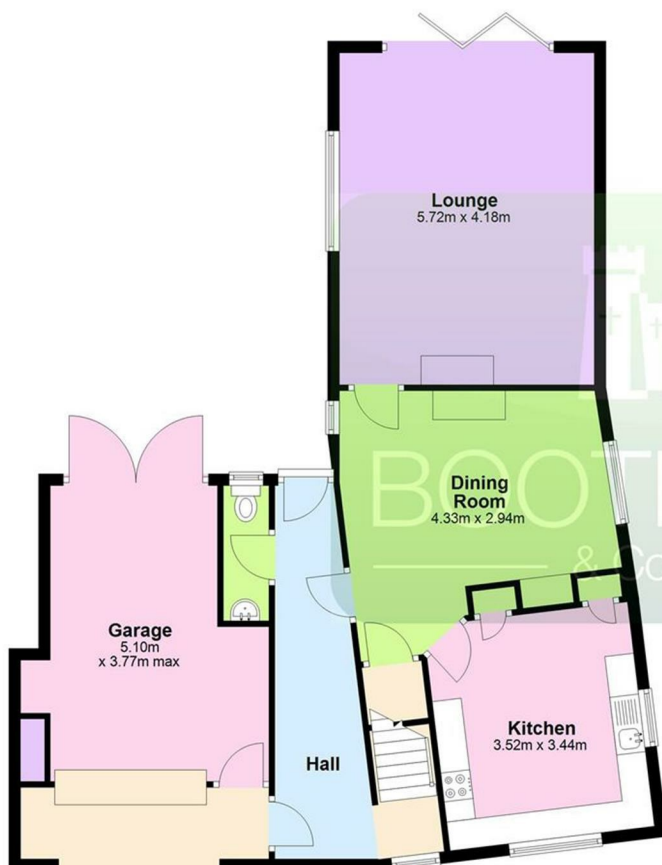
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(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. 97.1 sq. metres



First Floor
Approx. 97.0 sq. metres

