

## School Lane, Kenilworth, Warwickshire. CV8 2GS

£360,000

- Well Appointed Three Bedroom Mid Terraced House
- Two Generous Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Gas Central Heating And Double Glazing
- Warwick District Council Tax Band C
- Offered With No Onward Chain
- EPC Rating D - 63
- Well Maintained Rear Gardens
- Desirable Location Close To The Abbey Fields
- Viewing Highly Recommended



# 60 School Lane, Kenilworth CV8 2GS

## Charming Three Bedroom Mid-Terraced Home on School Lane, Kenilworth – No Chain

Nestled in the heart of Kenilworth, this beautifully maintained three double bedroom mid-terraced property on the ever-popular School Lane is offered to the market for the first time in 50 years, with no onward chain. Located just a short stroll from the picturesque Abbey Fields and the historic charm of Old Town Kenilworth, this home presents a rare opportunity to acquire a traditional residence in a highly sought-after location.

Well-presented throughout, the property boasts two generous reception rooms, perfect for both relaxed family living and formal entertaining. The fitted kitchen is equipped with integrated appliances, offering functionality with a modern touch, while maintaining the character and warmth of this much-loved home.

Upstairs, you'll find three spacious double bedrooms, providing ample accommodation for families or those needing flexible working-from-home space. The home is complemented by immaculately manicured gardens, creating a serene outdoor retreat at both the front and rear.

This is a truly delightful property, lovingly cared for over five decades, and now ready for new owners to make it their own. Early viewing is highly recommended.



Council Tax Band: C



## **Porch**

With wood panelling and door into:

## **Hallway**

Stairs to first floor, radiator and doors to:

## **Cloakroom**

Low flush wc, wash hand basin, window to the fore and a radiator.

## **Lounge**

12'0" x 13'5"

Having patio doors onto the rear garden and decked patio. The focal point is provided by a marble fireplace with matching hearth and housing a coal effect gas fire. Opening leads into the dining area.

## **Dining Room**

11'11" x 9'10"

Window to the fore and a radiator beneath.

## **Fitted Kitchen**

12'0" x 10'8"

Comprehensively fitted with a range of whisper grey wall and base units. The base units have a stone effect countertop with an inset double bowl sink unit set beneath the rear window and having tiled splashbacks. Built in oven, hob and extractor. Built in fridge and freezer and plumbing for an automatic washing machine. Door into the rear garden.

## **Landing**

With window to the fore, storage cupboard and doors to

## **Bedroom One**

12'0" x 13'5"

Window to the rear with a radiator beneath and an airing cupboard housing the combination boiler.

## **Bedroom Two**

12'0" x 10'7"

Window to the rear and a radiator beneath.

## **Bedroom Three**

11'11" x 9'11"

Window to the fore with a radiator beneath.

## **Bathroom**

Fully tiled and fitted with a white suite that comprises a panelled bath with an electric shower over, close coupled wc and a vanity wash hand basin. Window to the fore and a radiator.

## **Fore Garden**

With a shared pathway and formal lawn with shrub

borders and retaining wall. Pathway with coachlight at the entrance door.

## **Rear Garden**

The terraced garden has a generous patio and deck. Steps lead to the formal lawn with retaining wall and shrub borders. Side gated access and a sun lounge area with shed.

## **Tenure**

The property is freehold

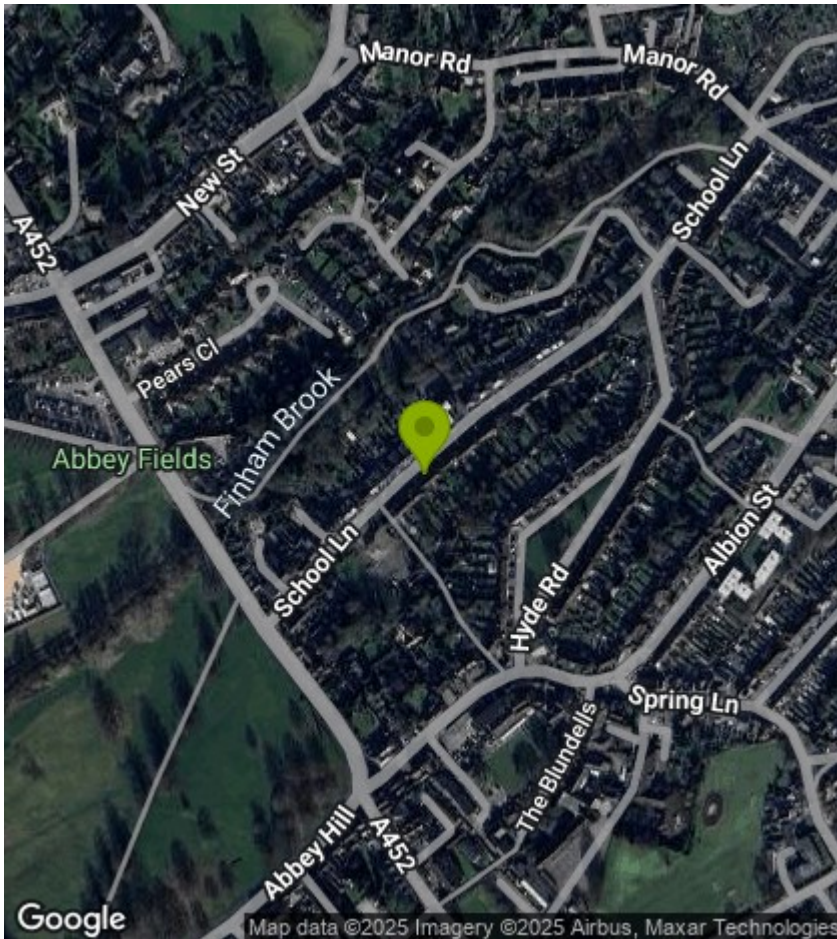
## **Services**

All mains services are 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.

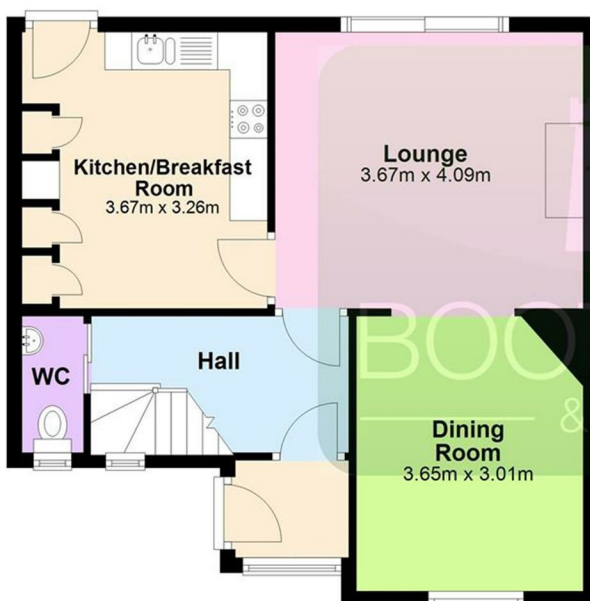
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 49.4 sq. metres



### First Floor

Approx. 47.2 sq. metres

