



## Lindsey Crescent, Kenilworth

Offers In The Region Of £469,950

- 1960s Three Bedroom Semi Detached House
- Open Plan Living & Dining Room
- Kitchen With Integrated Appliances, Separate Utility & Cloakroom W.C
- Refitted Shower Room with Separate W.C
- Spacious Front Garden, Driveway with Integral Garage
- Porch, & Open Plan Hall
- Energy Rating D - 56
- Three Double Bedrooms, Principle with Dressing Room
- Manageable Rear garden with porcelain Patio
- Warwick District Council Tax Band D

# Lindsey Crescent, Kenilworth, CV8 1FL

This is a well-presented three-bedroom semi-detached house which must be viewed. Built in the popular Sunshine style, the property is bright, light, and spacious, featuring large windows throughout.

The accommodation includes an entrance porch that opens into a hall, a dining room with attractive panelling, and a living room with bi-folding doors. At the rear, there is a spacious living area with a feature fireplace, a modern kitchen with integrated appliances, and a separate utility room, along with a cloakroom with a W.C.

On the first floor, you will find a generous landing that leads to three double bedrooms, including a master bedroom with a dressing room. There is also a luxurious shower room with high-quality fittings and a separate W.C.

Outside, the landscaped rear garden is fully enclosed and features a porcelain patio. The front of the property offers ample parking for 3/4 vehicles, with a fore garden and pathway. Additional benefits of the property include gas-fired central heating and double glazing. Viewing is highly recommended.



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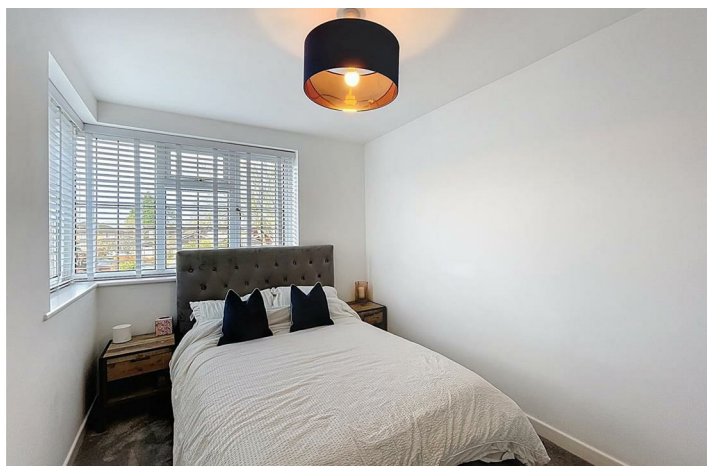


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D - 56

Council Tax Band: D



### Approach

Approached via a tarmacked and gravelled driveway to a fully enclosed double-glazed entrance porch, with LVT flooring, a ceiling light, and surrounding double-glazed windows leading into the

### Reception Hall

Open plan with LED downlights, open tread stairs rising to the first floor, featuring a full-height corner double-glazed window that allows sunlight in.

### Open Plan Dining Room

6.67m x 4.52m (21'10" x 14'9" )

With a radiator and a double-glazed leaded window at the front, this space features LVT flooring and decorative panelling on one wall, which opens to the

### Living Room

Features a living flame effect coal gas fire, a decorative oak mantel, and four-leaf black aluminium powder-coated bi-folding doors leading to the attractive, low-maintenance landscaped rear garden. Includes a ceiling light, feature wood strip paneling on one wall, LVT flooring, and a radiator.

### Kitchen

3.33m x 2.34m (10'11" x 7'8")

The kitchen is comprehensively fitted with a range of matching cream shaker-style base and wall units. It features wood block effect, rounded edge work surfaces and ceramic tiled splashbacks. The space includes a single drainer stainless steel sink with a chrome mixer tap and integrated appliances, which consist of a four-ring AEG gas hob, a matching AEG single fan-assisted oven and grill with a microwave combi built-in, and a slimline dishwasher. Additionally, there is a cupboard that conceals the Potterton Neat heat electronic boiler. The kitchen is well-lit, featuring a ceiling light and boasting a corner double-glazed window, along with a feature arch.

### Utility Room

2.05m x 1.99m (6'8" x 6'6")

With a double-glazed window to the side and a door to the garden, there is space and plumbing for a washing machine, a separate dryer, and a large upright fridge freezer. The room has a ceiling light, access to the roof void, and a door to

### Cloackroom W.C

A refitted two-piece white suite featuring a wall-hung Grohe w.c., a vanity wash hand basin with a cupboard below, and a central chrome tap. The walls are adorned with brick bond style ceramic tiles, complemented by a double-glazed window to the side and an LED ceiling light.

### First Floor Landing

Split-level open tread stairs leading to the first-floor landing feature a drop-down ceiling light, a radiator, a smoke alarm, access to insulated roof space, and a door to

### Double Bedroom One

3.33m x 4.54m (10'11" x 14'10")

Featuring a radiator, a large double-glazed window at the rear, ceiling light, TV point, and a feature wall with two reading wall lights, there is also a sliding door into the

### Dressing Room

The room features an LED ceiling light, a clothes rail, and ample space for a dressing table.

### Double Bedroom Two

3.51m x 2.46m (11'6" x 8'0")

The room features a corner window with double glazing that allows plenty of sunlight in. It also includes a radiator and a ceiling light.

### Double Bedroom Three

3.20m x 2.93m (10'5" x 9'7")

Featuring a radiator, a corner double-glazed window to the rear, a ceiling light, and a cupboard that conceals the lagged copper cylinder and immersion heater.

### Seperate W.C

With a refitted two-piece white suite, a low-level W.C., a vanity wash hand basin with a cupboard below, and a chrome mixer tap, there is ceramic tiling to the walls, a corner double-glazed window to the front, and a ceiling light.

### Refitted Shower Room

1.84m x 2.39m (6'0" x 7'10")

The bathroom features a modern two-piece white suite, including a vanity wash hand basin with a cupboard below. It has a large walk-in shower enclosure equipped with a fixed glazed shower screen and a Mira Sport electric shower. The room has a vinyl floor, a heated chrome towel rail, and ceiling lighting. The walls are adorned with porcelain tiles, and a double-glazed window provides light from the front.

### Integral Garage

5.22m x 2.50m (17'1" x 8'2")

There are twin timber doors at the front, with power and light connected. This area also houses the electric isolation unit, along with the electric and gas meters.

### Rear Garden

Completely enclosed by perimeter fencing, featuring attractive modern porcelain paving and a patio with an inset lawn, well-kept borders, outside power points, and lighting, along with side gated access.

### Front

At the front of the property, there is a spacious corner plot featuring a tarmacked and gravelled driveway that provides parking for 3/4 cars. The area includes an inset lawn, a low-level wall, and screened borders with a variety of established shrubs and bushes. A wrought iron gate and pathway lead to the front door. Additionally, there is an EV charging point available.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

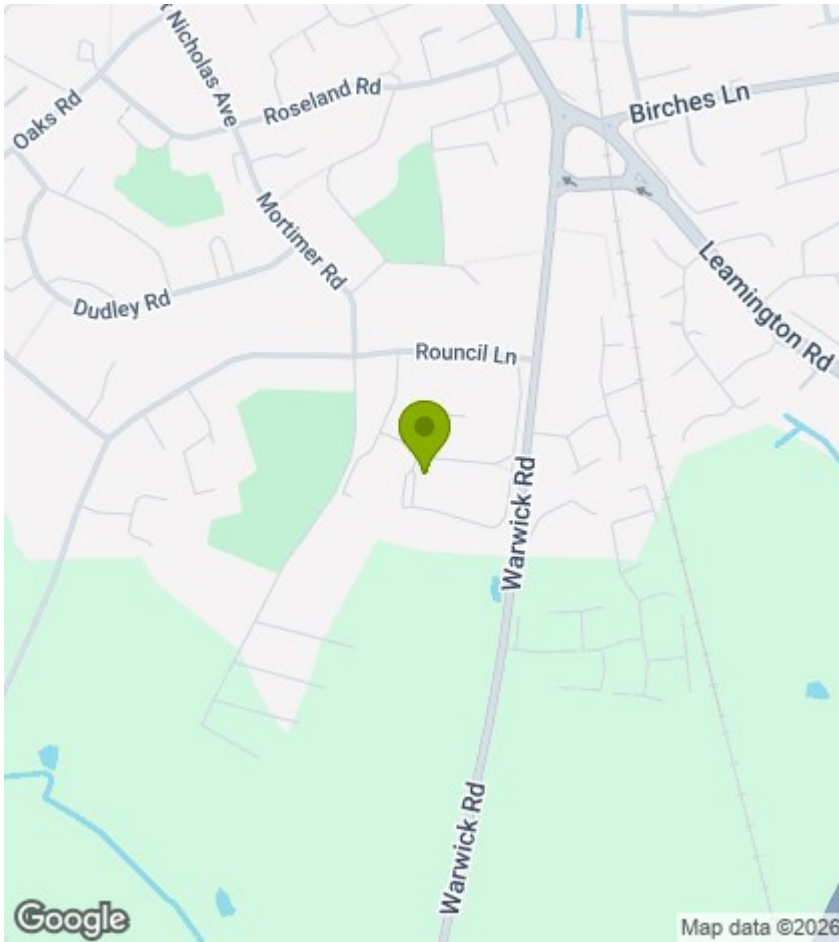
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
132 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.

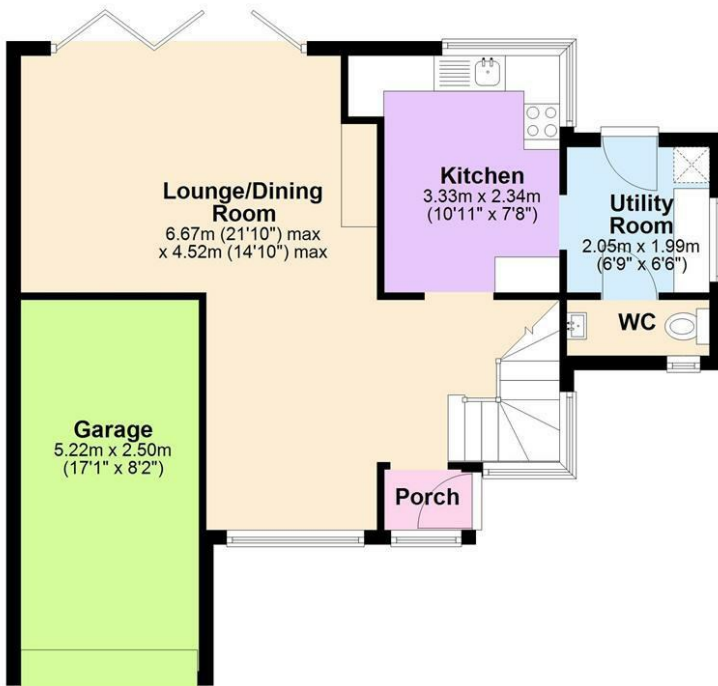
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 107.6 sq. metres (1158.6 sq. feet)