



## Lancaster Place, Kenilworth

Offers Over £350,000

- Extended Referbished Three Bedroom 1950s Terraced House
- Living Room
- Study and Utility Room
- Open Plan Family Kitchen
- Attractive Rear Garden
- Enclosed Porch & Reception Hall & Cloakroom W.C
- Energy Rating C - 72
- Refitted Bathroom
- Three Good Bedrooms
- Warwick District Council Tax Band C

# Lancaster Place, Kenilworth, CV8 1GL

An extended, remodelled, and well-appointed 1950s three-bedroom terraced property, located in a quiet cul-de-sac with the benefit of a private, south-westerly facing rear garden. The fully PVCu double-glazed and gas-fired centrally heated property is situated in the St. Johns Junior School catchment area and requires internal inspection.

The accommodation offers: an enclosed porch, reception hallway, refitted cloakroom, study, utility room, refitted extended family kitchen with bi-folding doors, a good-sized living room, three spacious bedrooms, and a four-piece refitted bathroom with a separate shower. The property features a pleasant rear garden and a large fore garden for the front approach.



3



1



2



C - 72

Council Tax Band: C



## Approach

To the front of the property is a good-sized fore garden featuring a block-paved pathway, a low-maintenance gravelled area, and two block-edged flower borders, leading to an

## Porch

Fully enclosed porch with UPVC windows, matching front door, inset matting, wall light, and internal door into the

## Hall

With quality LVT flooring, ceiling light, smoke alarm, useful open understairs storage area with gas meter, further storage cupboard and door to

## Cloakroom

1.41m x 0.83m (4'7" x 2'8")

Featuring a refitted two-piece white suite with a low-level W.C., a stylish wall-hung space saver wash hand basin complete with a black matte mixer tap, a black powder-coated heated towel rail, an LED downlighter, an extractor fan, and LVT flooring.

## Utility

With space and plumbing for a washing machine and tumble dryer, there is a useful storage cupboard with a wall-mounted electric isolation unit, a heated chrome towel rail, an extractor fan, LED downlighters, and LVT flooring.

## Study

2.09m x 2.13m (6'10" x 6'11")

With a front-facing window, LVT flooring, a radiator, and a ceiling light.

## Living Room

3.24m x 5.44m (10'7" x 17'10")

With a window to the front, a radiator, two ceiling lights, a TV point, a decorative fireplace surround, and double doors leading into the breakfast/dining area.

## Open Plan Extended Dining Kitchen

6.81m x 4.56m (22'4" x 14'11")

With a range of matching grey matte base and wall units with marble-effect square-edged work surfaces, accommodating a one-and-a-half bowl granite composite sink. The kitchen is equipped with an integrated Baumatic fan-assisted oven and grill, along with a Master American-style fridge freezer, which is included in the sale. Additionally, there is a stainless steel gas hob with a concealed illuminated extractor hood above. The floor is finished with LVT flooring, and there is a sky lantern and LED downlighters for enhanced lighting. The kitchen also includes a breakfast bar with two stools and a vertical radiator, opening to the

## Dining Area

With a ceiling sky lantern and three-leaf white aluminium bi-folding doors leading to the patio, this space features LVT flooring and room for a breakfast or dining table.

## First Floor Landing

With a ceiling light, access to the insulated roof space, an airing cupboard housing the Worcester Bosch combination boiler that services the hot water and central heating, and a temperature control clock for the central heating. Doors to

## Double Bedroom One

4.12m x 3.66m (13'6" x 12'0")

With a window facing the front, there is a radiator and built-in wardrobes on either side of the bed, accompanied by matching cupboards above. Additionally, there are over-stairs bulkhead wardrobes with hanging space and shelving.

## Double Bedroom Two

3.23m x 3.39m (10'7" x 11'1")

Featuring a front window with a blackout blind, a radiator, a ceiling light, and built-in wardrobes along one wall with matching sliding doors, including hanging space and shelving.

## Bedroom Three

3.29m x 2.45m (10'9" x 8'0")

The room features a window at the rear, equipped with a fitted blackout blind. It also includes a radiator and a ceiling light.

## Bathroom

3.12m x 1.72m (10'2" x 5'7")

The bathroom features a newly refitted four-piece white suite, which includes a low-level W.C., a pedestal wash hand basin, and a panelled bath equipped with a central black mixer tap and a shower attachment, complemented by a tiled splashback. Additionally, there is a walk-in shower enclosure with a mains-fed black powder-coated rain head shower attachment. The room also includes a heated towel rail, LVT flooring, an opaque window overlooking the rear, and LED downlighter.

## Rear Garden

Enclosed by perimeter fencing, the garden is mostly laid to lawn, featuring a patio, a timber garden shed, an additional block-paved patio area, and rear gated access for bins.

## Tenure

The property is Freehold.

## Services

All mains services are connected;  
Mobile coverage

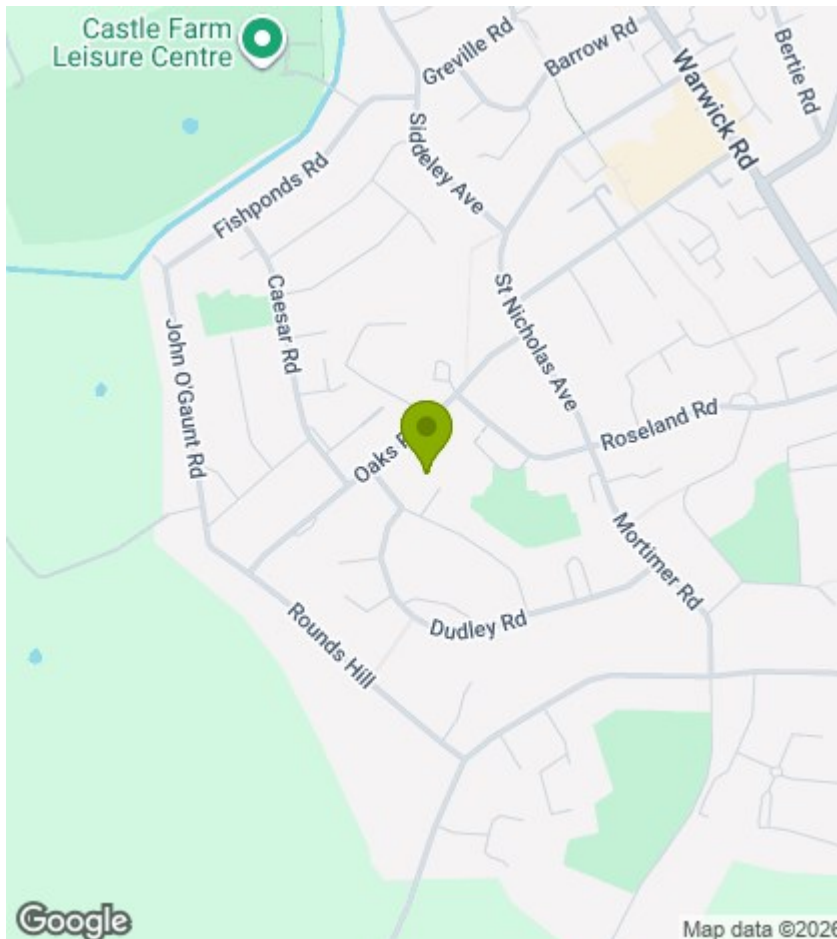
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
54 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:

C

| 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>                            | 72      | 80                      |
| (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 |



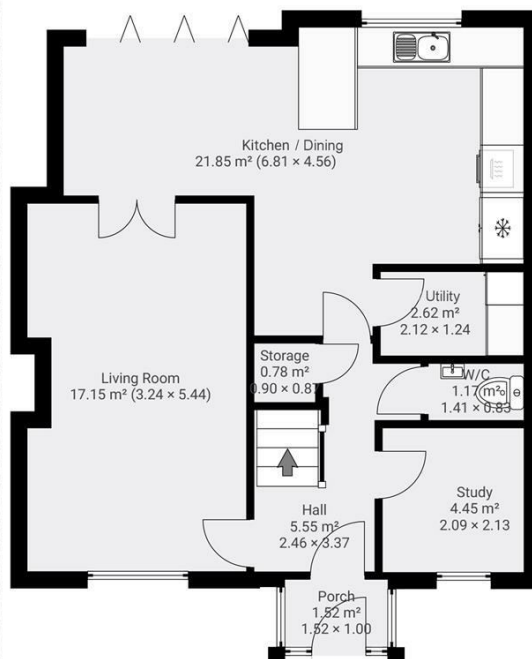
**DETAILS**  
Total area: 92.78 m<sup>2</sup>  
998.67 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatus accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatus is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatus.

0 1 2 3m  
1:86

### ▼ Ground Floor TOTAL AREA: 55.06 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 37.72 m<sup>2</sup>

