



## Spring Lane, Kenilworth. CV8 2HB.

£2,250 PCM

- Quality Refurbished Character Home
- Impressive Through Lounge/Dining Room
- Separate Study, Utility & Cloakroom
- EPC Rating D - 64
- Available Friday 10th April 2026
- Four Bedrooms With Two Bathrooms
- Quality Conservatory/Garden Room
- Spacious Breakfast Kitchen With Quality Appliances
- Attractive Large L Shaped South Facing Garden
- Warwick District Council Tax Band F



# Spring Lane, Kenilworth. CV8 2HB

A fully modernised attractive character property located in a central Kenilworth position, offering both convenience for old town, the Warwick Road and the beautiful Abbey Fields, and closely located schools include St Nicholas Primary School a two minute walk away and Kenilworth School within a 15 minute walk, Kenilworth Train Station is within half a mile of the property. The property, formerly two cottages combined into one, has been sympathetically remodelled and offers a wealth of character with modern flexible living. The property benefits from four bedrooms, three of which are doubles, en suite and spacious main family bathroom, breakfast kitchen, utility/cloakroom, study, through living/dining room and a large conservatory/sun room, all with the benefit of a pleasant L shaped south facing garden and off road parking. Available from Friday 10th April 2026.



Council Tax Band: F



## ENTRANCE

Approach over a block paved driveway to a side hardwood door with outside lantern into the

## LIVING/DINING ROOM

With quality oak flooring throughout, with feature wood burning stove with oak mantle, and decorative brick inset, decorative beams to the ceilings, T.V point, alcove to fire place, useful understairs storage cupboard housing the new condensing boiler, radiator, wooden framed double glazed window to side, stairs rising to the first floor, wall mounted electric isolation unit. Dining Area with wooden double glazed window to side, recessed led down lights, space for large dining table, feature vertical radiator, door to

## STUDY

With two double glazed wooden framed windows to side and rear, radiator, decorative ceiling beams, Central ceiling light.

## BREAKFAST KITCHEN

Step down from the living room, fitted with a range of quality matching base and wall units, with brushed steel handles and solid wood block work surfaces, with twin ceramic Belfast sink with retractable central mixer tap. Brick bond style ceramic tiling to splash back, integrated appliances to include a Bosch dishwasher, under unit island with separate Bosch fridge and freezer, microwave, wine chiller, style range oven with stainless steel extractor hood above, picture concealing wall mounting T.V point, three wooden framed double glazed windows, offering light, peninsular breakfast bar with oak work top, wood effect ceramic floor tiles, two radiators, decorative beams, led ceiling down lighters and kick board lighting.

## LOBBY

ceiling light, door to garden and step into the

## UTILITY ROOM/WC

Low level W.C, vanity wash hand basin with cupboard below, washing machine, and above a tumble dryer, wall mounted heated chrome towel rail, space for additional fridge freezer, wooden framed double glazed window to rear, extractor fan.

## CONSERVATORY

Three leaf quality grey aluminium bi fold doors opening into the conservatory, with grey ceramic tiling to floor, range of power points, 2x TV point, wall mounted electric heating, surrounding UPVC windows with matching french doors to patio, pitched reinforced glazed roof.

## LANDING

Split level stairs with wooden framed double glazed window to side, ceiling beams, central light and door to the:

## BEDROOM ONE

Cathedral style ceiling with led downlighters and ceiling fan three wooden framed double glazed windows two radiators, built in wardrobes to one wall with excellent range of hanging and shelving.

## EN SUITE

Feature en suite with vanity wash hand basin large walk in wet room effect shower with twin chrome shower heads with privacy mirror glass, grey porcelain tiles, concealed WC, shaver point.

## BEDROOM TWO

With two wooden framed double glazed window, radiator, T.V point.

## BEDROOM THREE

Two wooden framed windows, radiator,

## BEDROOM FOUR/DRESSING ROOM

Wooden framed window, radiator, decorative ceiling beams, original exposed oak floor boards, cast iron fireplace surround

## BATHROOM

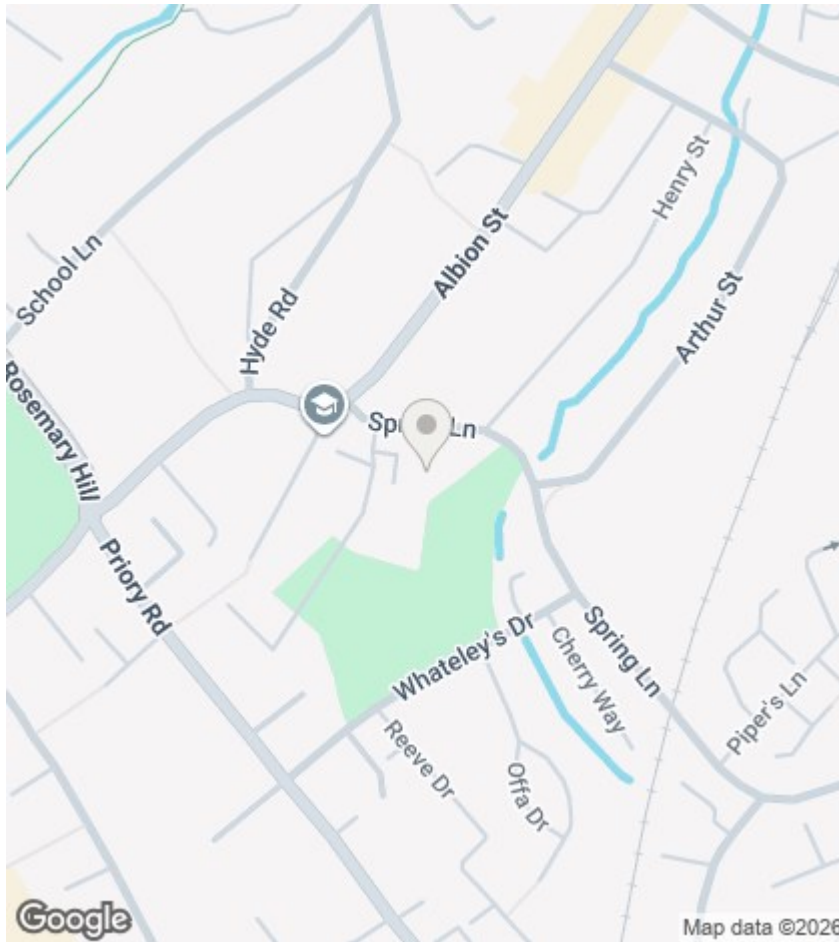
Refitted luxury 4 piece white suite with roll top bath, large walk in shower cubicle with twin chrome shower heads, low level w.c, pedestal wash hand basin, wooden framed double glazed window, panelling to all walls to half height, built in specialised flat screen t.v with remote control.

## REAR GARDEN

Lovely feature of the property with a sunny south facing aspect, laid to an L shape with raised railway sleepers, feature fir tree, two timber garden sheds, large block paved patio/pathway for summer sitting, outside courtesy lighting, power point, and cold water tap, there is a large side gate providing access to the front of the property where there is a right of way for two cottages to use for access as required.

## FRONT

To the front of the property is a block paved driveway providing off road parking.





## 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>		
(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 