



## Lindisfarne Drive, Kenilworth

£875,000

- A Stunning Five Bedroom Executive Detached
- Extended Fitted Kitchen & Dining Room With Utility
- Extensive block Driveway & Integral Double Garage
- Principal Suite With Dressing Area & En Suite
- Double Glazed & Gas Centrally Heated
- Thorough Lounge & Conservatory Onto Manicured Gardens
- EPC Rating D - 55
- Beautiful Mature Front & Rear Gardens
- En Suite & Family Shower Room Both Refitted
- Warwick District Council Tax Band G

# Lindisfarne Drive, Kenilworth, CV8 2PQ

Set within a highly regarded 1980s development, Lindisfarne Drive forms part of an established and much-admired residential area of Kenilworth, known for its executive detached homes, generous plots and open frontages. Over the years the estate has matured beautifully, with many homes thoughtfully improved, creating a strong sense of pride and community in a highly desirable setting.

The location is particularly appealing for families, being within easy reach of the outstanding Kenilworth School, as well as a range of local amenities, parks and transport links, making it ideal for modern family living.

The property itself is set well back from the road behind a formal lawn and driveway, offering a peaceful and private approach. Internally it provides well-balanced accommodation with spacious living areas, including a through lounge, conservatory and an extended kitchen/dining space, along with five bedrooms including a principal suite.

A beautifully maintained rear garden completes this excellent family home in a prime residential location.



Council Tax Band: G



## The Property

Set within a highly regarded development built in the 1980s, Lindisfarne Drive comprises an attractive collection of executive detached homes, characterised by their open plan front gardens and spacious plots. Over time, the estate has matured into one of Kenilworth's more desirable residential addresses, with many homeowners having thoughtfully modernised and extended their properties, further enhancing its reputation as a sought-after location.

Being set well back from the road, approached via a formal lawn and a block paved driveway leading to an integral double garage. Internally, the ground floor is finished with laminate flooring and is centred around a welcoming hallway with cloakroom. There is a generous through lounge featuring a fireplace and flowing into a quality conservatory, creating an excellent space for both everyday living and entertaining. The kitchen and dining room have been extended and now benefit from impressive vaulted ceilings, adding both light and a real sense of space. To the first floor are five well-proportioned bedrooms and a refitted family shower room. The principal bedroom provides a spacious king-size suite, complete with a dressing area and a stylishly refitted en-suite shower room.

Outside, the property enjoys a beautifully maintained rear garden, with a patio and terrace ideal for outdoor dining. The formal lawn is complemented by mature shrub and tree borders, offering a good degree of privacy.

Perfectly positioned for Kenilworth School and a range of local amenities, this is a fabulous opportunity to acquire a superb family home within a well-established and highly regarded setting. Viewing is highly recommended—you will not be disappointed.

## Hallway

Entered through a composite door with frosted side light window. Dogleg stairs to the first floor with understairs cupboard. Double radiator and doors off to:

## Cloakroom

Having a close coupled wc, vanity wash hand basin, frosted window and a radiator.

## Lounge

13'1" x 22'9"

With a bow window to the fore. The focal point is provided by a stone fireplace with matching hearth and housing a gas coal effect fire. Twin radiators and double doors into the extended dining room and conservatory.

## Dining Room

12'3" x 16'9"

With bi folding doors onto the rear patio. Radiator and a vaulted ceiling with skylight windows. There is a peninsula separating the dining room from the kitchen.

## Extended Fitted Kitchen

10'9" x 22'10"

The kitchen is stylishly appointed with a comprehensive range of cream high-gloss wall and base units, complemented by wood-effect work surfaces. An inset stainless steel sink with mixer tap sits beneath the worktop, alongside a halogen hob. There is an eye-level oven with grill, integrated within a bank of floor-to-ceiling units, along with a built-in dishwasher. Additional features include pan drawers, tiled splashbacks, and a striking vaulted ceiling. A window to the rear provides natural light, while a door offers access to the side of the property.

## Utility

10'4" x 7'4"

Twin base unit with countertop and sink unit. Wall mounted Vaillant boiler and a frosted window to the side.

## Conservatory

11'9" x 15'8"

Having a vaulted ceiling and French doors onto the terrace and patio. Entered via double doors from the lounge.

## Landing

The galleried landing has a window to the fore and a radiator beneath. All doors lead off to:

## Dressing Area

Upon entry to the principal bedroom are fitted mirrored wardrobes.

### **Principal Bedroom**

18'0" x 17'4"

Window to the fore with a radiator beneath. A bank of stylish fitted wardrobe's to one wall and a door into the en-suite.

### **En Suite Shower Room**

With a walk in shower with rainfall shower. Vanity wash hand basin and a close coupled wc. Tiled splashbacks and floor. Recessed mirror, chrome heated rail and a frosted window.

### **Bedroom Two**

11'3" x 10'2"

Window to the rear with a radiator beneath.

### **Bedroom Three**

11'8" x 8'11"

Window to the fore with a radiator beneath. Fitted office furniture that includes a desk , drawers and cabinets.

### **Bedroom Four**

11'8" x 10'11"

Window to the rear with a radiator beneath. Fitted wardrobes with chest of drawers.

### **Bedroom Five**

Window to the rear with a radiator beneath. Built in wardrobes and vanity basin.

### **Family Shower Room**

Fitted with a walk-in shower featuring a thermostatic shower unit, a close-coupled WC, bidet, and a vanity wash hand basin. The room is finished with a tiled floor and complementary splashbacks, along with a frosted window providing natural light and privacy, and a chrome heated towel rail.

### **Rear Garden**

With block paved pathway to the side that leads to the rear patio and raised terrace. Two formal lawns that have mature shrub borders. Outside tap, power and side pedestrian access.

### **Front Driveway**

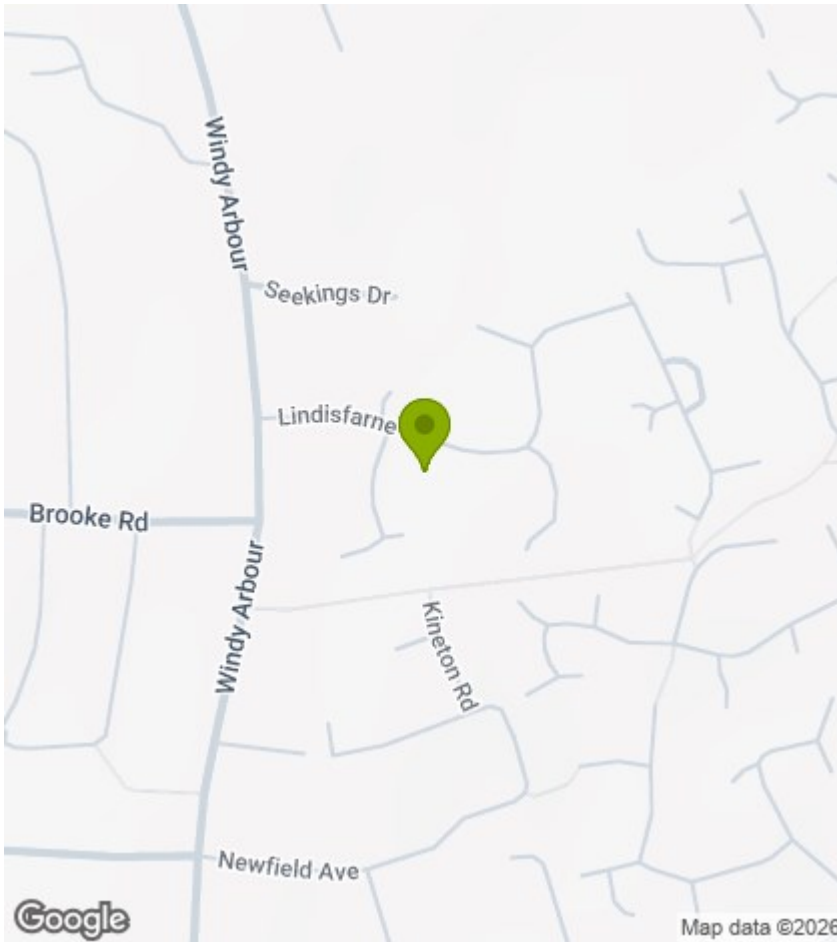
Block paved and providing parking for a number of vehicles. Leads to the integral double garage and flanked by a formal lawn with two magnolia trees.

### **Integral Garage**

With remote up and over door. Power and lighting, outside tap and a door communicating to the side pedestrian access.








## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



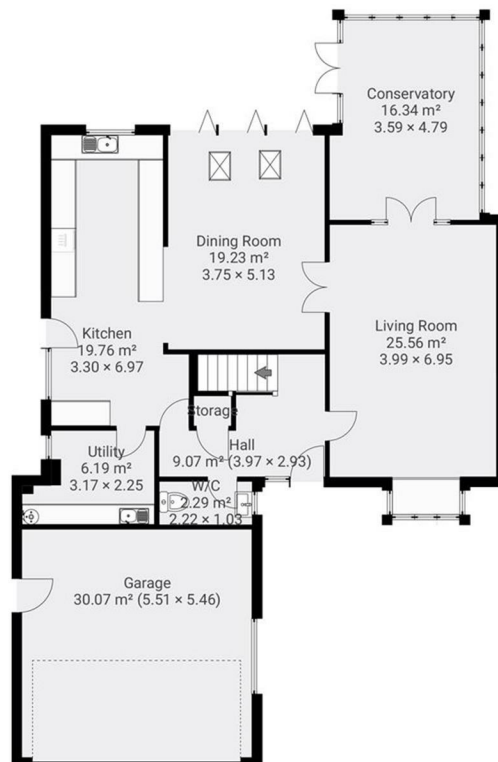
LOCATION  
Lindisfarne

DETAILS  
Total area: 228.93 m<sup>2</sup>  
2464.19 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. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0 1 2 3 4m  
1:127

### ▼ Ground Floor TOTAL AREA: 129.08 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 99.85 m<sup>2</sup>

