



Red Lane, Kenilworth

Offers Over £435,000

- Extended Three Bedroom Semi-Detached Home
- Reception Hall & Cloakroom W.C
- Three Bedrooms-Two Doubles
- Attractive Landscaped Rear Garden, Office & Garage Store
- Gas Central Heating & Double Glazing
- Open Plan Dining Kitchen With Integrated Appliances
- Energy Rating D - 67
- Refitted Bathroom
- Front Driveway Parking
- Warwick District Council Tax Band D

Red Lane, Kenilworth, CV8 1PA

An extended and well-presented three-bedroom semi-detached character home enjoying idyllic rural views to both the front and rear. Ideally positioned for easy access to Kenilworth Town Centre, Coventry City Centre, Warwick University, and Westwood Business Park.

The accommodation includes a reception hallway, separate living room, an extended large family dining kitchen, cloakroom, first-floor landing, and three bedrooms (two doubles). There is a luxury refitted bathroom, a lawned rear garden, and a garage store with a fully insulated office/gym accessed from the rear lane. To the front is off-road parking, while the attractive landscaped rear garden features a porcelain patio and artificial turf.

Viewing is advised.



3



1



2



D - 67

Council Tax Band: D



Approach

Over a gravelled driveway with outside light, black composite and frosted double glazed door into the

Reception Hall

With ceiling light, smoke alarm, inset matting, oak strip floor, stairs rising to the first floor, radiator, alarm control pad, door to

Cloakroom

With a low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, travertine style ceramic tiles to splash back, double glazed window to side, travertine tiles to floor, ceiling downlighter.

Living Room

With double glazed bay window to front, radiator, ceiling light, two floating shelves.

Open Plan Kitchen/Dinning Room

Kitchen area comprehensively refitted with a range of matching white high gloss handleless base and wall units with quartz effect square edged work surfaces with matching up-stands, one and half bowl black granite composite sink with retractable mixer tap, integrated appliances to include a under counter fan assisted electric oven with grill and four ring black glass gas hob with splash back, feature extractor hood, integrated fridge freezer, dishwasher, integrated washer dryer not currently working, double glazed window to side and corner double glazed window to rear, feature vertical radiator, oak strip floor, open to the

Dining Area

With sliding patio doors, space for large breakfast or dining table, two Velux windows with a vaulted ceiling, LED downlighters.

First Floor Landing

With white banister rail and spindles, ceiling light, smoke alarm, double glazed window to side, door to

Double Bedroom One

With double glazed bay window to front with super views over open countryside, radiator, ceiling light, access to insulated roof.

Double Bedroom Two

With double glazed window to rear with fabulous views over open fields, radiator, ceiling light.

Bedroom Three

With double glazed window to rear, radiator, ceiling light.

Bathroom

With a modern three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central chrome waterfall mixer tap, paneled bath with mains fed

shower over with chrome fittings and twin shower heads with rain head shower, grey porcelain tiles to floor and walls, LED downlighters, double glazed window to front with fitted in glass blinds, heated chrome towel rail.

Rear Garden

Beautifully landscaped low maintenance garden with central artificial turf, raised railway sleeper edged borders with attractive stone chippings, grey porcelain patio and matching pathway leading to the side of the property and path to the

Office/Gym

To the rear of the garage store, fully lined and insulated with LED downlighters, grey laminate flooring, double glazed window and door, internal door to the

Garage Store

With metal up and over door to front with power and light connected and double glazed window to side.

Front

To the front of the property is a Cotswold stone gravelled driveway with parking for three or four cars surrounded by established privet hedging.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

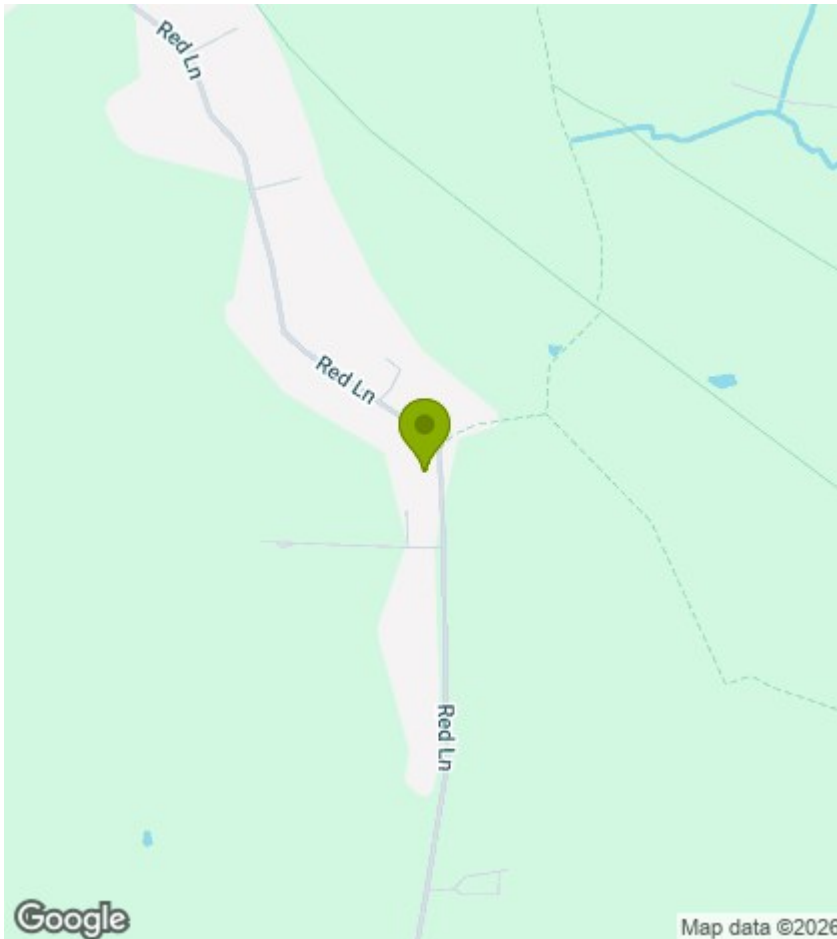
BT

Sky

Virgin

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION
Red Lane

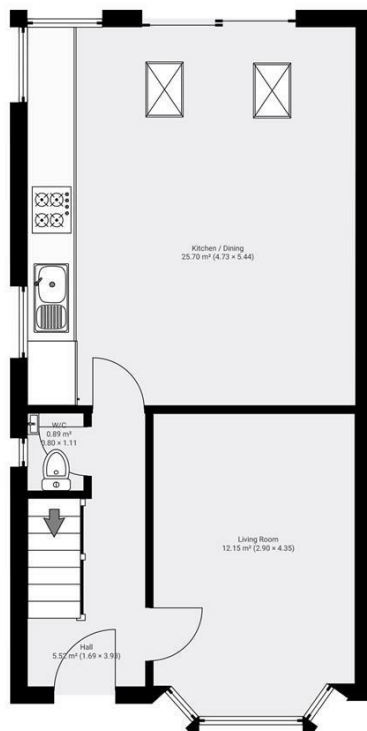
DETAILS
Total area: 94.31 m²
1015.14 sq.ft



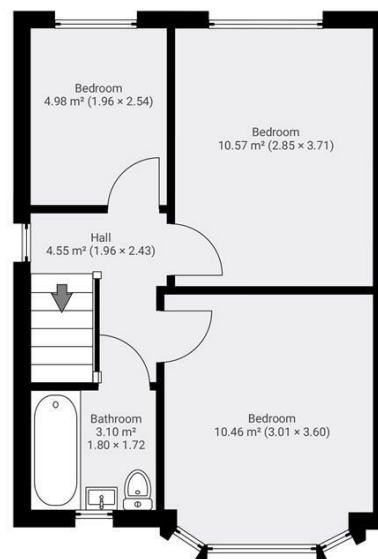
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0.0 0.5 1.0 1.5 2.0m
1:60

▼ **Ground Floor** TOTAL AREA: 44.23 m²



▼ **1st Floor** TOTAL AREA: 33.65 m²



▼ **External** TOTAL AREA: 16.43 m²

