



Clinton Lane, Kenilworth

£475,000

- Four Bedroom Semi-Detached House
- Energy Rating D - 67
- Though Living Room With Feature Wood Burning Stove
- Double Glazing Throughout
- Carport, Driveway Parking And Private Rear Garden
- Popular Castle Side Of Town, Close To Priorsfield School
- Enclosed Porch And Reception Hall
- Extended Breakfast Kitchen With Utility And Cloakroom W.C
- Bathroom And En-suite
- Warwick District Council Tax Band D

Clinton Lane, Kenilworth, CV8 1BB

A spacious extended and well planned four-bedroom three storey semi-detached house in the popular school catchment for Priorsfield and St Augustine's on the ever-popular castle side of Kenilworth. The gas centrally heated double glazed accommodation offers; enclosed front porch, reception hall, large through living room with feature wood burning stove, spacious refitted kitchen with dining/family room extension, utility room with cloakroom w.c., first floor landing, two double bedrooms, bedroom/study, bathroom with white suite and shower, second floor master bedroom with dormer window and adjoining fully tiled shower room, driveway parking for three/four cars, car port, attractive enclosed sunny rear garden with patio and lawns, new double glazing to front. Early viewing is advised.



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D - 67

Council Tax Band: D



Entrance

Panelled front door with arched fan light leading into

Entrance Porch

Fully enclosed porch with pitched roof, windows to front and new composite door, ceiling downlighters, internal upvc door into the

Reception Hall

Featuring oak strip flooring, a carpeted staircase leading to the first floor with a banister rail, and a useful under-stairs storage cupboard. There is also a built-in cloaks cupboard equipped with a hanging rail and shelving, with a door leading to

L shaped living Room

With windows at the front, a radiator, and a feature wood-burning stove featuring an oak mantel and stone hearth, there is coving and a ceiling light, along with another radiator. Double doors lead into the breakfast room.

Extended Kitchen

The kitchen has been comprehensively refitted with a range of matching high-gloss white handleless base and wall units. It features wood block effect rounded-edge work surfaces and a brick bond style ceramic tile splashback. Additional highlights include a one-and-a-half bowl white ceramic sink with a chrome mixer tap, a slot-in electric cooker with a gas hob, and an illuminated stainless steel extractor hood above. There is ample space for a large upright fridge-freezer and plumbing available for a dishwasher. A useful understairs pantry cupboard with shelving adds extra storage, and there is a door leading to the side. The floor is finished with vinyl flooring, and the kitchen opens to the

Dining Area

Featuring ample space for a large breakfast or dining table, the room includes a ceiling light and a rear window with French doors leading to the patio, as well as a door to another area.

Utility Room

With vinyl flooring, a window at the rear, a radiator, ceiling downlights, useful base cupboards, and space with plumbing for a washing machine and stacked dryer, there is a window and door leading to the covered carport, as well as a door to

Cloakroom W.C.

Wall-mounted wash hand basin at low-level with ceramic tiling to half height on the walls and ceiling downlighters.

First Floor Landing

With a window to the side, a ceiling light, a smoke alarm, and a useful storage cupboard with slatted shelving, doors to

Double Bedroom One

The room features a front-facing window, a radiator, decorative coving, and a ceiling light.

Double Bedroom Two

Featuring a double-glazed window at the rear, this room includes a radiator, ceiling light, coving, and a practical built-in wardrobe with matching sliding doors that provide hanging space and shelving.

Bedroom Three

The room features a front-facing window, a radiator, and a ceiling light.

Bathroom

The bathroom features a three-piece white suite, which includes a low-level encased W.C., a vanity wash hand basin

with a cupboard underneath, and a central mixer tap.

Additionally, there is a P-shaped bath with a curved shower screen, equipped with a central chrome mixer tap and matching shower attachments. The walls are adorned with ceramic tiles, and the floor is finished with vinyl tiles. A heated towel rail adds an extra touch of comfort.

Second Floor Landing

Open tread wooden stairs leading to second floor landing with a Velux double-glazed roof light, built-in boiler cupboard housing the Worcester combination gas fired central heating boiler.

Double Bedroom

Height restriction on eaves at the front, rear dormer with windows, radiator, ceiling downlighters, and useful eaves storage.

Shower Room

Features a walk-in fully tiled shower cubicle with mains-fed shower, extractor fan and light. Includes a wash hand basin, low-level w.c., ceramic tiling on the floor and full height on the walls. Further down is a lighter, a window and a radiator.

Outside

The front garden is mainly laid to lawn, featuring screening conifers, a single-width, double-length tarmac driveway with off-road parking, and a side pathway leading to the front door.

Carport

Featuring twin front gates, external lighting, and a timber-framed polycarbonate roof, this area provides useful enclosed storage.

Rear Garden

Featuring a full-width paved patio with dwarf walls, a lawned garden with a timber shed and a child's timber playhouse, an outside cold water tap, and an external power point.

Front

At the front of the property is a tarmacked driveway bordered with blocks, providing parking for three or four cars, along with a mature hedging screen in the front border.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

35 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

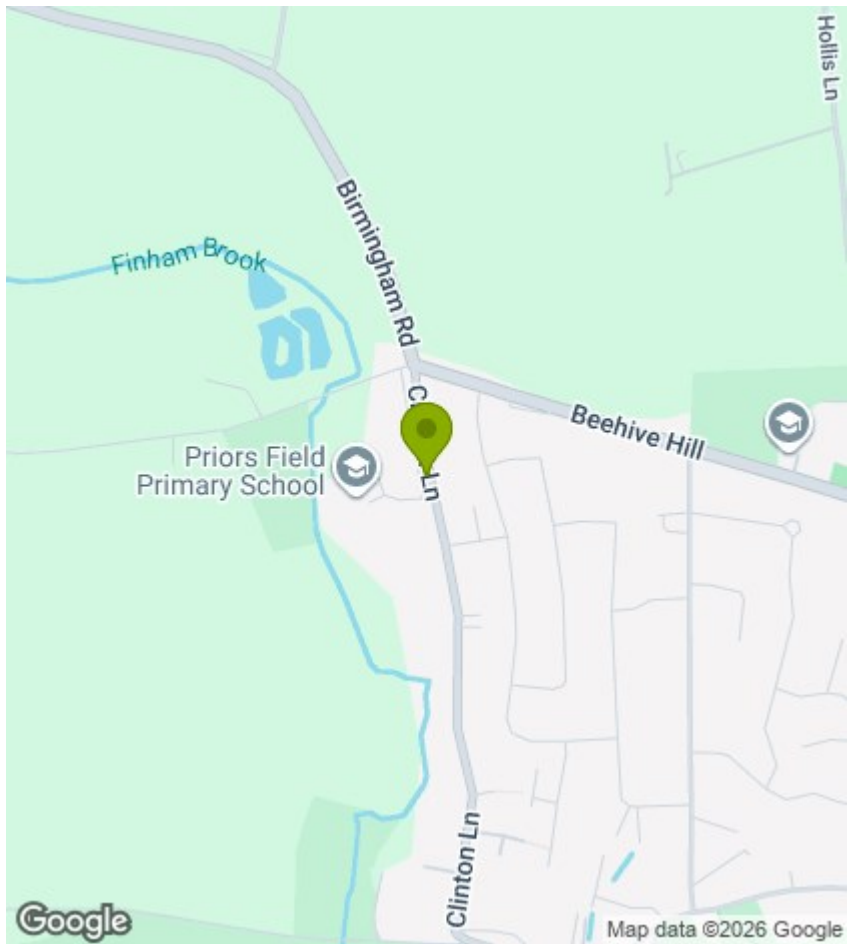
Virgin

Tenure

The property is freehold.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

