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Lindisfarne Drive, Kenilworth

Offers In The Region Of £725,000

- Four Bedroom Detached House Just Off Windy Arbour
- No Onward Chain
- Three Reception Rooms
- Four Bedrooms Main With En-suite Shower Room
- Double Garage & Attractive Gardens To Three Sides
- Sizable Corner Plot With Detached Double Garage
- Energy Rating D - 64
- Breakfast Kitchen
- Large Family Bathroom
- Warwick District Council Tax Band F

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Lindisfarne Drive, Kenilworth, CV8 2PQ

A spacious four-bedroom detached property in a sought-after non through road on a good size corner plot, set off Windy Arbour and within a popular school catchment of Thorns/Park Hill and the Ofsted outstanding Kenilworth Secondary school. This pleasant family home with three reception rooms would benefit from general improvement comprises, open porch, reception hallway, cloakroom, lounge, dining room, study/family room, breakfast kitchen, first floor landing, four bedrooms, en-suite shower and spacious family bathroom, double detached garage and attractive sizable rear garden. The property is offered for sale with no onward chain, immediate vacant possession and sits on a generous corner plot with surrounding established gardens.

4 2 2 D - 64 Council Tax Band: F







Approach
Over a large corner plot with central paved pathway to a

Open Porch
With quarry tiled step, outside courtesy light, hardwood panelled and opaque glazed front door with matching side opaque window into the

Reception Hall
L shaped reception hallway with radiator, ceiling light, coving, useful under stairs storage cupboard with alarm control pad, door to the

Cloakroom W.C
With an original two piece pampas coloured suite with low level w.c, wall mounted wash hand basin, ceramic tiling to half height to walls, vinyl floor, opaque glazed window to front, radiator, ceiling light.

Study/Family Room
3.52m x 3.64m (11'6" x 11'11")
With radiator, ceiling light, coving, two secondary glazed windows to front and side.

Kitchen/Breakfast Room
3.08m x 4.19m (10'1" x 13'8")
Fitted with a range of matching solid pine fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated dishwasher and under counter fridge, slot in Belling double electric oven and grill, space for washing machine, ceramic tiling to splash back areas and floor, space for small breakfast table, double glazed window to rear with door to side, electric isolation unit, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating with timer control clock, radiator.

Lounge
4.61m x 4.09 (15'1" x 13'5")
With secondary glazed box bay window to front with tiled window sill, ceiling light, coving, original Cotswold stone fireplace surround, hearth and mantel with inset living flame effect gas fire(disconnected), multi paned sliding doors into the

Dining Room
3.10m x 3.76m (10'2" x 12'4")
With radiator, ceiling light, coving, serving hatch to kitchen and sliding patio doors overlooking the attractive rear garden.

First Floor Landing
Split level landing with matching banister, secondary glazed landing window to side, access to insulated roof space with retractable ladder, airing cupboard housing the lagged copper cylinder and slatted shelving.

Master Bedroom
3.61m x 4.09m (11'10" x 13'5")
With single glazed window to front, radiator, coving, ceiling light, built in beech wood rain effect wardrobes to one wall with central vanity mirror with drawers below, door to

En-suite Shower Room
With a modern three-piece white suite with low level w.c, pedestal wash hand basin, walk in shower enclosure with mains fed shower with chrome attachments, contrasting ceramic tiling to floor and walls, black powder coated heated towel rail, illuminated shaver point and mirror.

Double Bedroom Two
4.13m x 2.93m (13'6" x 9'7")
With secondary glazed window to rear, vanity wash hand basin with cupboard below, illuminated shaver point and wall mounted mirror, built in wardrobes to one wall.

Bedroom Three
3.16m x 2.89m (10'4" x 9'5")
With secondary glazed window to rear, radiator, ceiling light, coving.

Bedroom Four
2.81m x 2.79m (9'2" x 9'1")
With secondary glazed window to front, radiator, ceiling light.

Family Bathroom
3.15m x 2.11m
With a four piece original pampas coloured suite with low level w.c, bidet, vanity wash hand basin with cupboard below, panelled bath with Mira sprint electric shower over with shower curtain rail, ceramic tiling to walls, vinyl floor, opaque glazed window to rear, radiator, illuminated shaver point, wall mounted mirror.

Detached Double Garage
Located at the top of the garden with a tarmacadam drive to front, twin metal up and over doors to front, power and light connected, pedestrian door and window into the rear garden.

Outside
To the front and side of the property is generous lawned front and side gardens with a variety of established shrubs to boarders and a mature miniature pine tree.

Rear Garden
With fully width patio mainly lawn with side gate, there a path to garage. The garden is predominate laid to lawn with establised borders and screening trees to rear, there is addition space to the side and to the rear of the garage where there is a greenhouse. The garden benefits from a sunny south westerly facing rear aspect.

Tenure
The property is freehold.

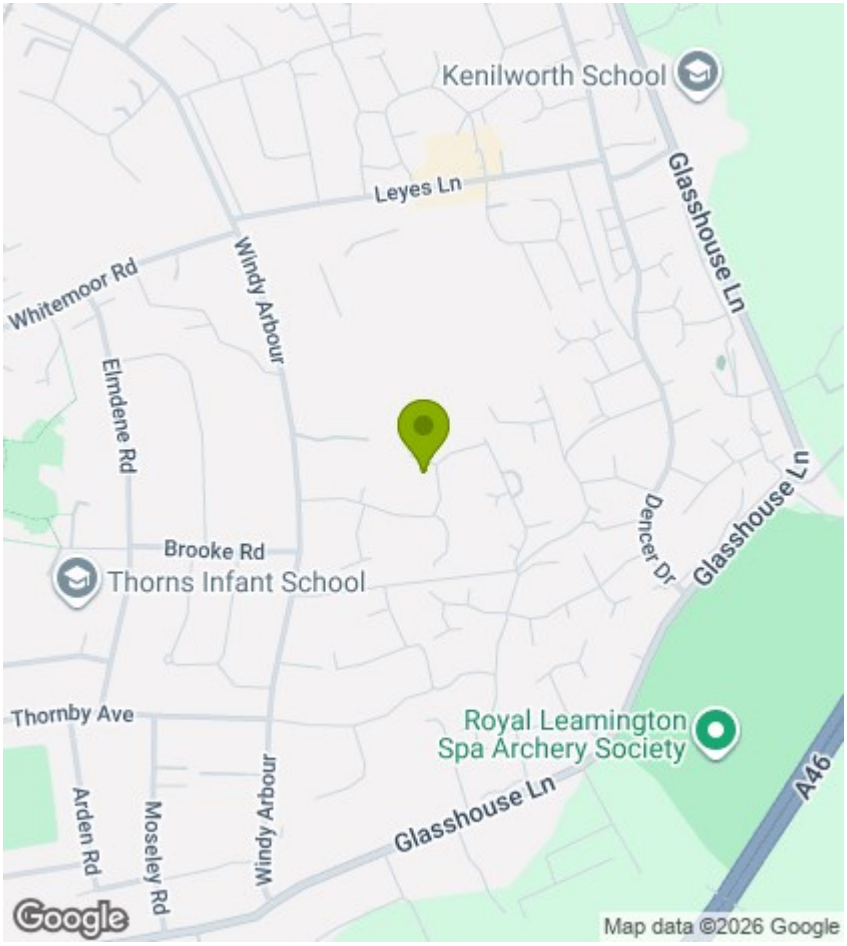
Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps
Superfast
65 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.

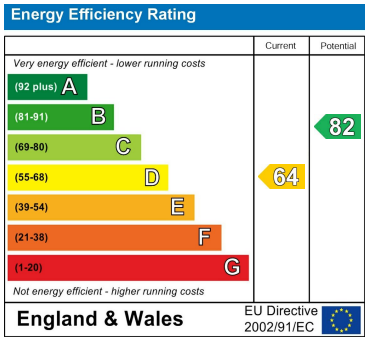


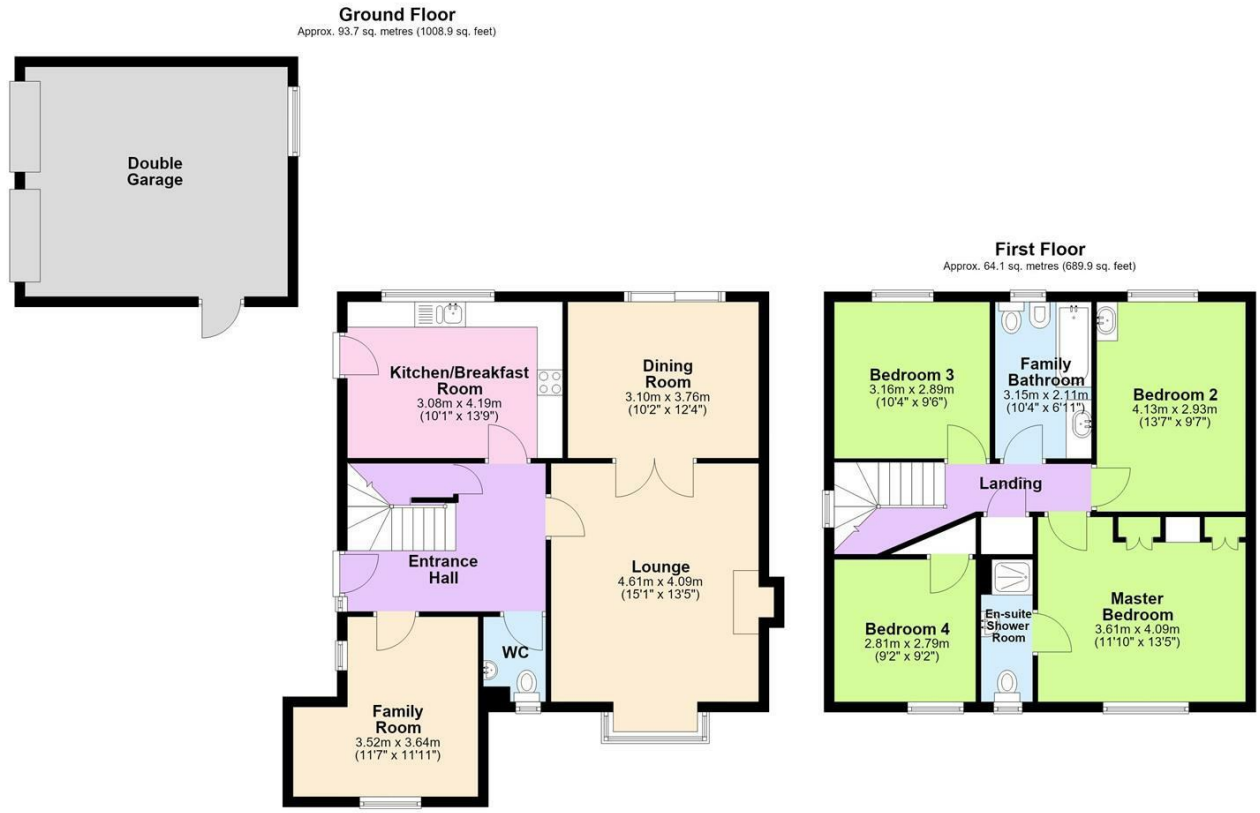
Viewings

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

EPC Rating:

D





Total area: approx. 157.8 sq. metres (1698.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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