



## 7 Fieldgate Lane, Kenilworth, Warwickshire, CV8 1BT

Asking Price £339,950

- Stunning Two Bedroom Cottage In Old Town Kenilworth
- Fitted Kitchen With Framed Units & Appliances
- EPC Rating D - 58
- Attractive Rear Garden With Sun Lounge Area
- Single Chamber Cellar
- Cosy Front Sitting Room
- Ground Floor Bathroom With Shower
- Gas Central Heating & Double Glazing Throughout
- Located In Kenilworth Conservation Area
- Warwick District Council Tax Band C



# 7 Fieldgate Lane, Kenilworth CV8 1BT

Located in the heart of Kenilworth's Conservation Area this idyllic cottage has been extensively modernised to create a beautiful home. Situated just off the Old High Street it has a wealth of bars and eateries on it's doorstep as well as The Abbey Fields and Kenilworth Castle.

The property has a calm atmosphere and steps rise to the composite entrance door that opens into the front sitting room. From the inner hallway you access the single chamber cellar and the ground floor modern bathroom. The kitchen has French doors onto the rear garden and is fitted with quality framed wall and base units. On the first floor are two bedrooms. Outside is a courtyard garden with raised borders and railway sleeper retaining walls. Viewing is highly recommended to appreciate the location of this beautiful home.



Council Tax Band: C



## **Lounge**

11'5" x 12'4"

Entered through a composite door the lounge has an ornamental cast iron fireplace with a tiled hearth. Shelving to the chimney recess, meter cupboard and laminate flooring. A step leads to the inner hallway.

## **Inner Hallway**

Laminate flooring, access to the cellar and exposed beams. An opening leads into the kitchen and doorway into the bathroom.

## **Cellar**

5'2" x 12'4"

There is a single chamber cellar accessed from the inner hallway.

## **Bathroom**

Fitted with a white suite which comprises a P-shaped bath with a thermostatic shower and screen. Wall hung vanity wash hand basin and a close coupled wc. Tiled floor and splashbacks. Chrome heated towel rail and frosted window to the rear.

## **Fitted Kitchen**

12'7" x 6'6"

Fitted with stylish framed units with brushed steel furniture. The base units have a wood block counter with a Belfast sink which is set beneath the window to the rear. Built in fan assisted oven with an induction hob over. Continuation of the laminate flooring and an undercounter fridge. Cupboard housing the combination boiler. French doors into the rear gardens.

## **Landing**

With access to loft void, window to the rear and doors off to

## **Bedroom One**

11'4" x 12'4"

With a window to the fore with a radiator beneath.

## **Bedroom Two**

7'6" x 9'1"

With a window to the rear with a radiator beneath.

## **Rear Garden**

With a block patio and a side gated access. The lawn has railway sleeper retaining walls and matching raised beds. A pathway leads you to a paved sun lounge area with cedar wood clad walls.

## **Services**

All mains services are connected



## 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			80
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

