



## Rouncil Lane, Kenilworth

£715,000

- Four Bedroom Detached House
- Open Plan Living/Dining And Front Lounge
- Energy Rating D
- Three Double Bedrooms And Fourth/Dressing Room
- Attractive Rear Garden
- Reception Hall
- Breakfast Kitchen And Utility
- Cloakroom
- Luxury Four Piece Bathroom
- Driveway Parking, Garage And No Onward Chain

# Rouncil Lane, Kenilworth CV8 1FF

A charming extended character four bedroom detached property set on a generous plot superbly remodelled and refitted by the current owner. The property offers: enclosed entrance hallway, cloakroom/w.c, refitted quality kitchen with appliances, utility room, open plan living/dining room with additional front lounge, first floor landing, three double bedrooms, re-fitted quality four piece bathroom with freestanding bath, bedroom four/dressing room. Attractive well maintained rear garden, driveway parking to the front with single garage. The property benefits from double glazing, modern gas fired central heating and viewing is strongly recommended to appreciate this superbly remodelled home in one of the sought after lanes of Kenilworth and a short walk from the town centre.



Council Tax Band: D



## The property

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## Approach

Over a gravelled driveway to an open brick arch porch with panelled and glazed front door into the

## Reception hall

With tiling to floor, stairs rising to the first floor, alarm control pad, ceiling light, smoke alarm, useful understairs storage cupboard housing the electric isolation unit and electric meter, door to the

## Front Lounge

10'11" x 11'11"

With walk in leaded and double glazed window to front, radiator, ceiling light, oak flooring, fireplace surround with capped gas point, feature arch and step down to the

## Lounge/Dining Room

23'6" x 18'5"

Lounge area with double glazed window to side, radiator, oak flooring, opening to the dining area with a continuation of the wood flooring, feature living flame effect coal gas fire with granite hearth and cast-iron surround and mantel, radiator, double glazed French doors with matching full height windows either side.

## Kitchen/Breakfast Room

12'1" x 13'2"

Comprehensively refitted with a range of matching

white high gloss fronted base and wall units with chrome handles and granite work surfaces with matching upstands, under counter mounted single drainer Franke sink with chrome mixer tap, integrated dishwasher, fridge and freezer, slot in Smeg oven with gas hob and illuminated extractor hood above, ceiling light, two downlighters, space for breakfast table, tiling to floor with digital electric under floor heating, double glazed window and French doors onto the patio, door to the

## Utility

5'5" x 6'0"

Fitted with a continuation of the high gloss base and wall units with single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine and dryer above, extractor fan, LED strip lighting and alarm pad.

## Cloakroom

With a two piece white suite with low level w.c, wash hand basin with central mixer tap and useful storage below, pine panelling to half height to walls, extractor fan, ceramic tiling to floor and ceiling light.

## Open plan inner hall

With door to the kitchen, ceiling light and door to the

## First floor landing

With white wood painted matching banister rail and spindles, ceiling light, access to insulated and part boarded loft space with retractable ladder and light, two steps down to

## Bedroom

15'8" x 8'11"

With dual aspect double glazed windows to front and rear, radiator, two ceiling lights.

## Bedroom

10'5" x 11'11"

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

## Bedroom

10'11" x 10'5"

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

## Bedroom Four/Dressing Room

7'8" x 7'8"

With double glazed window to front, radiator, built in wardrobes with useful cupboards above.

## Bathroom

With an impressive four piece white suite with wall hung w.c, wall hung wash hand basin with central chrome mixer and vanity mirror and light above, feature freestanding bath with independent freestanding chrome mixer tap and shower attachments, large walk in shower enclosure with mains fed shower with glazed screen, white ceramic tiling to wall heated white towel rail, slate style ceramic tiling to floor, LED downlighters, extractor fan, double glazed window to rear.

## Rear Garden

Beautifully stocked with a superb variety of shrubs and plants with screening hedging, full width block paved patio, inset lawn with timber summer house and slate chippings seating area to rear, useful secure side gate access to the front.

## Garage

15'1" x 9'1"

With metal up and over door to the front, power and light connected with cold water tap.

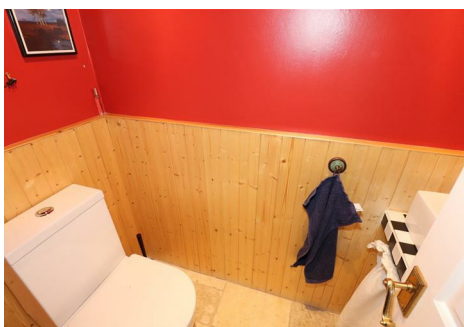
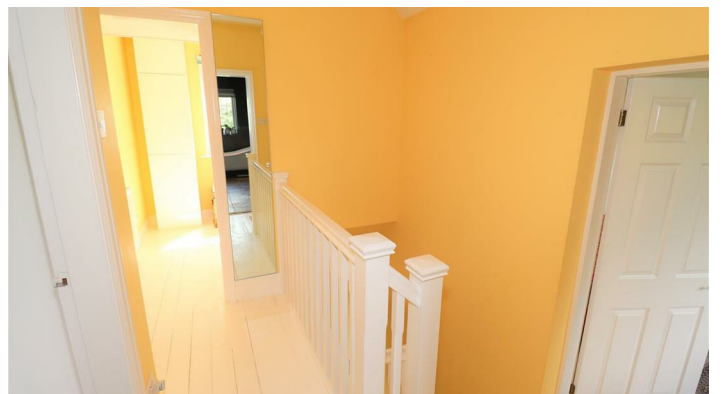
## Front

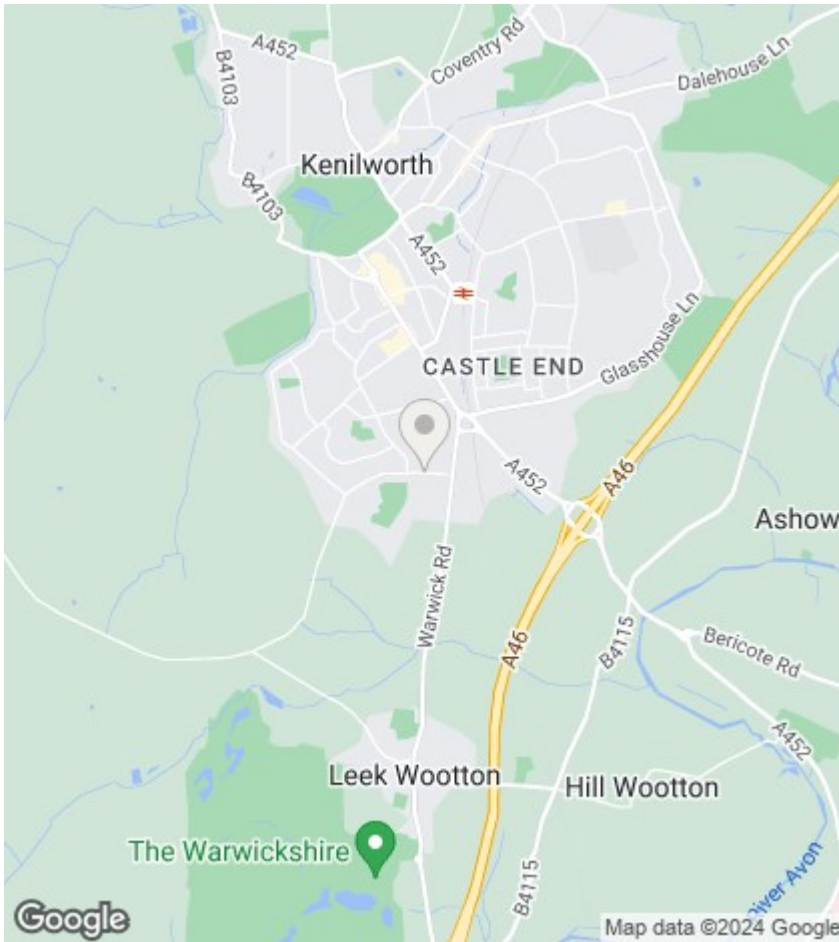
To the front of the property is a block edged gravelled driveway with parking for four cars, stocked with a variety of shrubs and plants, side screening fence and hedging.

## Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.





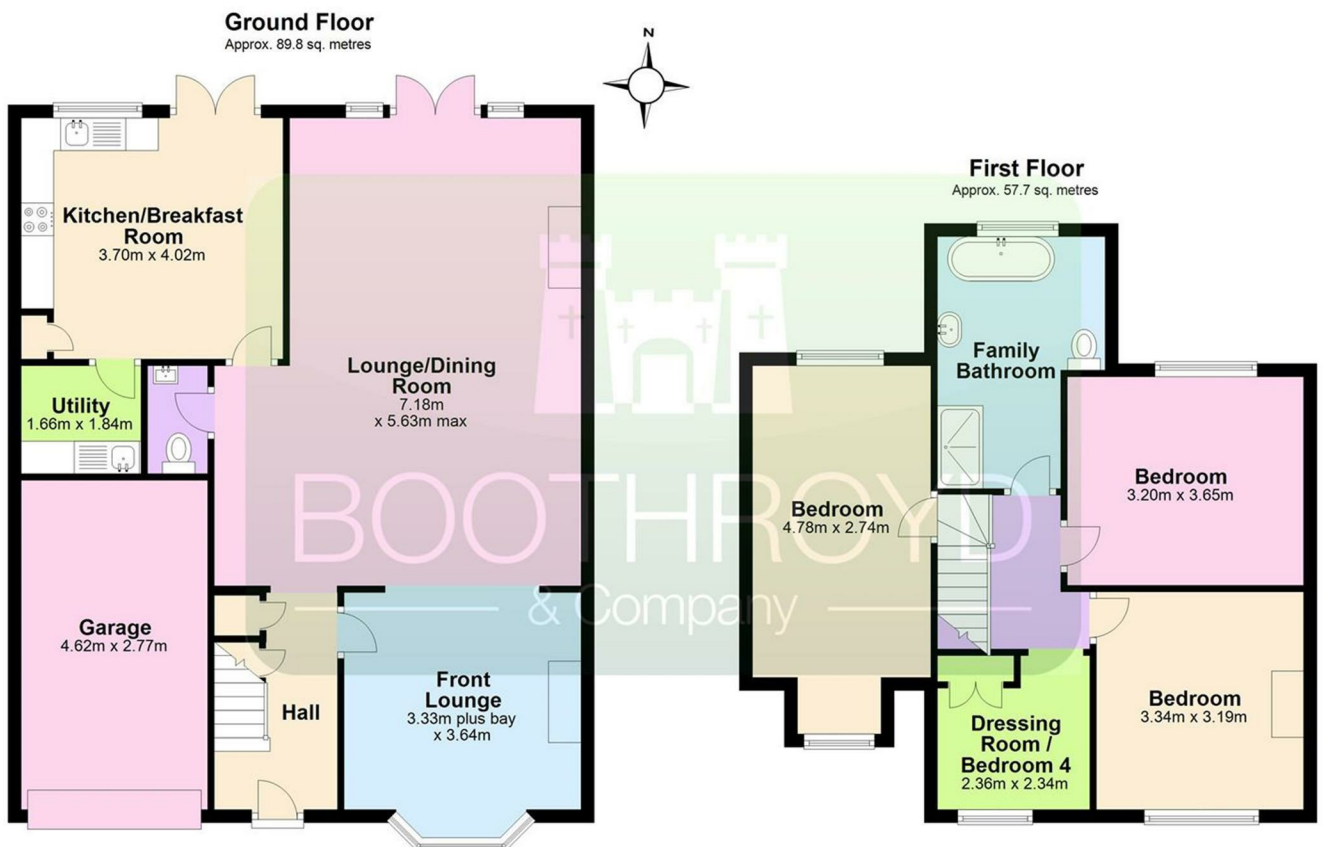


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 147.4 sq. metres