



Laneham Place, Kenilworth

Asking Price £425,000

- Three Storey Modern Three Bedroom Semi Detached House
- Reception Hall & Cloakroom
- Open Plan Large Dining Kitchen With Family Room Off
- Double Bedroom With Ensuite
- Garden & Driveway Parking
- Lovely Countryside Views to Front
- Energy Rating C - 79
- First Floor Living Room With Juliet Balcony
- Two Further Double Bedrooms With Jack & Jill Bathroom
- Warwick District Council Tax Band E

Laneham Place, Kenilworth

A modern three story semi detached town house located in a quiet cul-de-sac with open views of fields to the front. The well planned accommodation built by Banner Homes arranged over three floors comprises; entrance hall, cloakroom, utility cupboard, open plan breakfast/dining kitchen and family room, first floor living room with Juliet balcony, main bedroom with ensuite shower room. To the second floor are two further bedrooms with a Jack & Jill bathroom. Outside driveway parking. To the rear an attractive low maintenance landscaped garden, the property is close to the Greenway offering a lovely cycle route to Warwick University. Viewing is recommended.



Council Tax Band: E



Approach

Over a timber and pitched tiled open porch tiled a composite opaque double glazed front door.

Reception Hall

Ceiling light, coving, inset matting, radiator, door to useful storage cupboard with electric isolation unit, also space for a tumble dryer, stairs rising to the first floor and door to

Kitchen/Dining Room 18'7" x 16'0"

Kitchen fitted with a range of matching beech fronted base and wall units with granite work surfaces and matching up-stands, one and a half bowl under counter mounted stainless sink with chrome mixer, integrated appliances to include a four ring stainless steel gas hob with illuminated stainless steel extractor hood above and matching splash backs, double fan assisted oven and grill, new dishwasher, washing machine, cupboard concealing the Ideal boiler LED downlighters, double glazed window to rear with matching French doors to garden, space for large breakfast or dining table, radiator and door to

Family Room 11'10" x 7'9"

With double glazed box window to front, radiator, ceiling light, oak strip flooring.

Cloakroom

With a low level w.c., pedestal wash hand basin, ceramic tiling to walls, radiator, extractor fan, ceiling light.

First Floor Landing

With two ceiling lights, radiator, smoke alarm, coving, door to

Lounge 12'1" x 16'1"

With double glazed Juliet balcony doors to rear, double glazed window, two ceiling lights, coving, radiator.

Principle Bedroom 12'2" x 8'9"

With Juliet balcony with views across open fields to rear, ceiling light, two sets of built in double wardrobes with hanging and shelving, door to

Ensuite

With a three piece white suite with low level w.c, half pedestal wall hung wash hand basin with chrome mixer tap, large walk in shower enclosure with mains fed shower with chrome fittings, heated chrome rail, electric under floor heating.

Second Floor Landing

With ceiling light, door to airing cupboard with pressurized hot water cylinder.

Bedroom Two 10'5" x 12'6"

With double glazed window to front with magnificent views across open countryside, radiator, ceiling light, built in wardrobes/storage.

Bedroom Three 10'3" x 13'8"

With large double wardrobe, radiator, ceiling light, access to insulated roof space, door to

Bathroom- Jack & Jill

With a three piece white suite with low level w.c, wall hung half pedestal wash hand basin with chrome mixer tap, panelled bath with central mixer tap, and shower attachments with twin shower heads, ceramic tiles to floor, heated while towel rail, electric under floor heating.

Rear Garden

Fully enclosed by perimeter fencing laid to lawn with shrubs and plants- patio and side access. Note there is ample space on the side to expand subject to the usual planning constraints.

Front

To the front of the property is a tarmacadam driveway with parking for two cars.

Tenure

The property is freehold.. Management company fee approx £250 a year for drive , lights fence maintenance etc

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

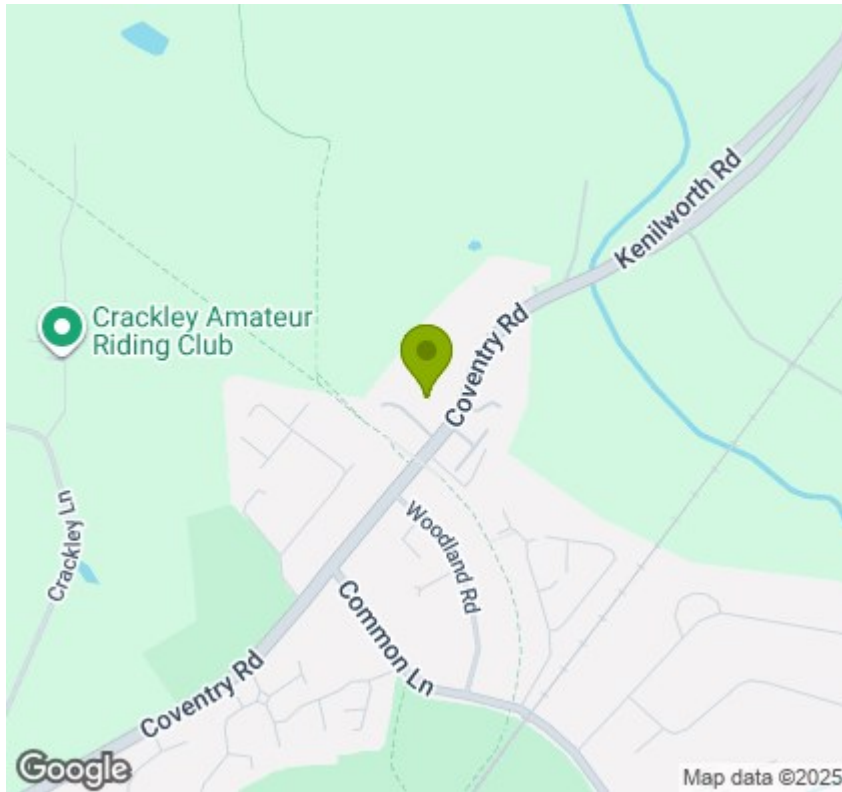
BT
Sky
Virgin

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

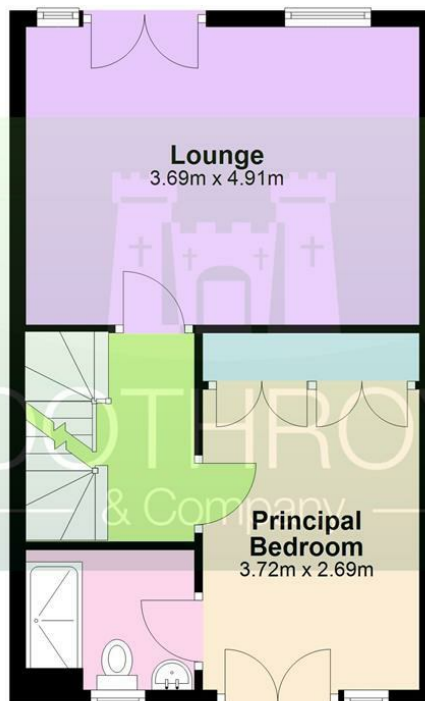
Ground Floor

Approx. 40.2 sq. metres



First Floor

Approx. 40.2 sq. metres



Second Floor

Approx. 40.0 sq. metres



Total area: approx. 120.3 sq. metres