

41 LUNN AVENUE

KENILWORTH, CV8 1DS

- SPACIOUS THROUGHOUT
- FABULOUS KITCHEN/DINER TO REAR
- 4 DOUBLE BEDROOMS
- LOUNGE WITH FEATURE FIRE
- DOWNSTAIRS CLOAKROOM/WC
- UTILITY AREA
- HUGE CAR PORT
- GYM & STORE ROOM
- SOUTH WEST FACING GARDEN
- EPC RATING E, COUNCIL TAX BAND D



E ELIZABETH
DAVENPORT

THE PROPERTY

THE PROPERTY
STUNNING SEMI-DETACHED ~ CUL-DE-SAC LOCATION ~ DRIVEWAY & CAR PORT

Found at the end of this lovely cul-de-sac, a fantastic family home offering 4 Bedrooms and a showpiece Kitchen/Diner. The front driveway offers at least three parking spaces, and the house has been refurbished throughout via the current owners.

Internally the accommodation briefly comprises front lounge with feature fire, downstairs cloakroom/WC, superb kitchen/diner (with french doors to the garden, integrated dishwasher, two ovens, induction hob, microwave, washing machine and quartz worktops) and sizeable utility area. To the side of the house is an impressive 39 foot gated carport leading on to gymnasium and the adjoining store room.

To the first floor are four double bedrooms and newly fitted shower room. The house has been finished to an exceptional standard and is all ready to move into. Heating is from a gas combination boiler and the property is fully double glazed throughout.

Externally the rear garden faces south-west and enjoys two patio areas and various shrubbery, whilst being relatively low maintenance. For further information regarding this exceptional property or to arrange a viewing please contact Elizabeth Davenport Kenilworth office.

THE LOCATION

Located only half a mile to the town centre of Kenilworth, this property is positioned within a quiet Cul De Sac just off Percy Road being less than a 15 minute walk to all of the towns many conveniences. Also providing easy access to the A46 and connecting commuter network.

Kenilworth is an attractive and desirable Market town with a multitude of facilities many of which draw attention from far and wide. The Abbey Fields, Kenilworth Castle and the Old Town of of particular historical interest whilst practically, the town's Secondary School has an "Outstanding" Ofsted accreditation.

Safe and quiet, the town has an abundance of Restaurants and good quality eateries, boasts the only local Waitrose Superstore as well as having many successful, local independent traders

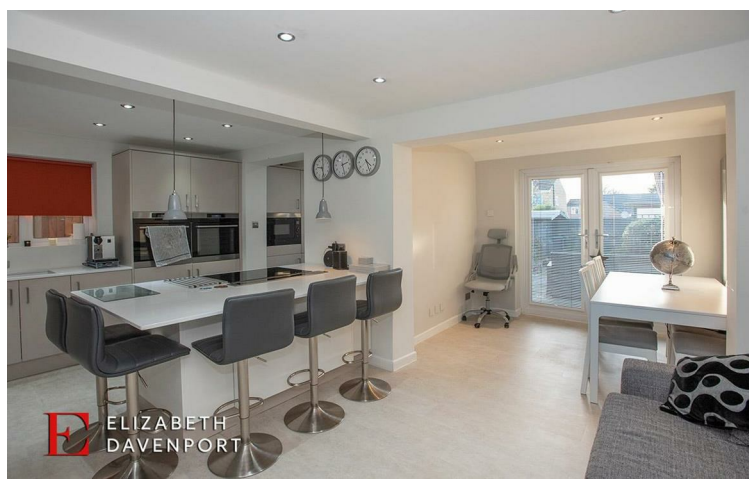
MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management



E ELIZABETH
DAVENPORT



E ELIZABETH
DAVENPORT

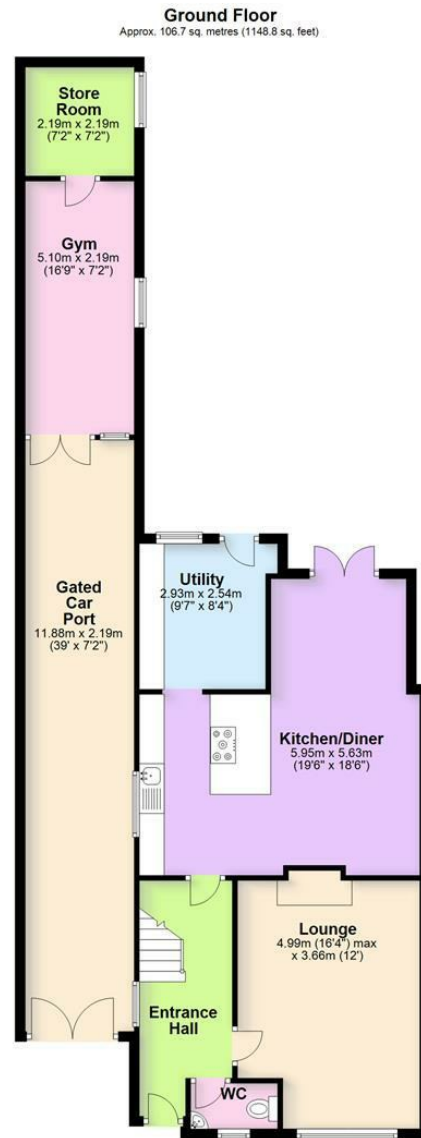


THE LOCATION

MULTI-AWARD WINNING ESTATE & LETTING AGENTS - BEST ESTATE AGENT GUIDE WINNERS - GOOGLE 5 STAR RATING

Call us for a free property appraisal, we're here to help you move.

THE FLOORPLAN



Total area: approx. 163.0 sq. metres (1754.5 sq. feet)



01926 298 298
kenilworth@elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents
99 Warwick Road, Kenilworth, Warwickshire, CV8 1HP

