



### 13 Glasshouse Lane | Kenilworth | CV8 2AH

A superb 1930's period property set in this highly regarded residential location with a large, mature rear garden. The property, recently extended to the rear, now provides a wonderful open plan kitchen/lounge/diner with floor to ceiling 'Crittall' style windows and roof lantern, separate utility room, lounge with bay window and open fire plus four good size bedrooms and two bathrooms. The property is light and airy throughout and the generous living space flows nicely throughout the home. This is a wonderful opportunity to purchase a traditional pre war, spacious home with viewing highly recommended.

£725,000

- Four Double Bedrooms
- Large, Mature Rear Garden
- Extended Open Plan Living To Rear
- 1930's Property



## Property Description

### DOOR TO

#### ENTRANCE HALL

A very welcoming and spacious hall with original restored parquet flooring, tall modern wall radiator and understairs storage space.

#### LOUNGE

17' 2" x 12' 4" (5.23m x 3.76m) Into Bay  
A stylish living room with original parquet flooring, wall in bay window and two tall wall radiators. Fireplace providing an open fire.

#### GROUND FLOOR SHOWER ROOM

Having a corner shower enclosure with curved shower screen, w.c. and wall mounted wash basin. Radiator and extractor fan.

### EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM

25' 5" x 18' 3" (7.75m x 5.56m) Max

A super, professionally designed and recently extended open plan living area for couples and families alike. This room has lots of natural light through the large floor to ceiling aluminium 'Crittall' style doors, windows and roof lantern, there is also plenty of space for dining furniture as well as sofas etc.

#### KITCHEN

In the kitchen area will be found an extensive range of soft closing units in grey to a sleek handle-less design. There are plenty of storage cupboards and deep pan drawers, integrated appliances to include four ring induction hob with 'pop up' inbuilt extractor unit, electric oven, dishwasher and fridge/freezer.

Tall pantry unit, one and a half bowl under mount sink unit and quartz worktops to include a central island unit, extending to provide a breakfast bar.

#### UTILITY ROOM

9' 6" x 5' 8" (2.9m x 1.73m)

Having a range of cupboard and drawer units, stainless steel circular sink unit, round edged worksurfaces and space and plumbing for washing machine. Two Velux windows and door to rear garden and patio.

#### FIRST FLOOR LANDING

With radiator.

#### BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.2m) Into Bay

A generous size master bedroom with walk in bay window, made to measure built in wardrobes and tall radiator.

## BEDROOM TWO

12' 9" x 10' 7" (3.89m x 3.23m)

A second double room with views towards the rear garden. Radiator.

## BEDROOM FOUR

10' 0" x 7' 3" (3.05m x 2.21m)

This bedroom is currently used as a home office. There are built in wardrobes and high level storage plus a radiator.

## FAMILY BATHROOM

10' 7" x 7' 3" (3.23m x 2.21m)

A large family bathroom having panelled bath with shower over and glazed shower screen. Pedestal wash basin, w.c., heated towel rail and extractor fan. Complementary tiling, two double door built in storage cupboards and wall mirror. Airing cupboard housing Potterton gas boiler and insulated hot water cylinder.

## LOFT BEDROOM THREE

15' 6" x 13' 7" (4.72m x 4.14m)

A third double room with rear garden views and access to under eaves roof storage space. Built in wardrobe and radiator.

## OUTSIDE

### PARKING AND GARAGE/CAR PORT

To the front of the property is the drive which provides off road parking for several vehicles and leads to:

### CARPORT

15' 9" x 8' 2" (4.8m x 2.49m)

With an up and over garage door and direct access to the side path that leads to the garden.

## GARDENS

The front garden has mature hedging and shrubs. Access to the side leads to the generous size rear garden which is mature, large and has a sunny aspect. There is a full width patio, perfect for outdoor dining, railway sleepers and the large expanse of lawn with well stocked shrubbery borders and apple tree. Timber shed.



# Tenure

Freehold

# Council Tax Band

F

# Viewing Arrangements

Strictly by appointment

# Contact Details

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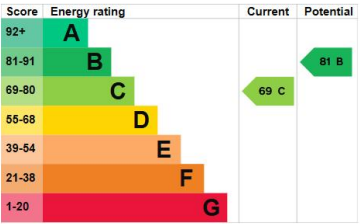
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60