



Lancellotte Avenue, Kenilworth, CV8 2WL

Property Description

*** AVAILABLE EARLY OCTOBER - CALL 01926 430555 TO REGISTER YOUR INTEREST ***

Three Bedroom Family home located to the east side of Kenilworth, located off from Crew Lane. The perfect location for commuters with easy access to the A46 and M40. Stoneleigh View enjoys beautiful countryside views whilst being less than a mile and a half to the centre of town. Less than 5 miles from Coventry and just 6 miles from both Warwick and Leamington Spa. Short distance from Kenilworth railway station, offering services to Coventry and Leamington Spa.

These new build homes as of 2025 comprises in brief: Entrance Hall with guest WC. Living room to front elevation which is carpeted throughout. Breakfast kitchen with direct access to the rear private garden, space for own fridge/freezer, washing machine and dishwasher (these are NOT included).

To the first floor: Three exceptionally well-proportioned double bedrooms and family bathroom with full suite including shower over bath.

Rear private garden is mainly laid to lawn with small patio area and side access. With tandem parking to the side of the property this home is offered UNFURNISHED. Energy Rating A. Council Tax Band TBC.

*Heat Source Pump Heating System *Solar Panels
*Driveway Parking for two Cars *Rear Private Garden *Pets Considered

** Please note the images are for illustrative purposes, coming soon homes will/are identical layout and specification **







Key Features

- AVAILABLE EARLY OCTOBER
- NEW BUILD 2025
- KENILWORTH, OFF CREWE LANE
- 3 BEDROOM FAMILY HOME
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR 2 CARS
- EXCELLENT COMMUTE ACCESS
- AIR SOURCE HEATPUMP
- SOLAR PANEL
- EPC BAND A & COUNCIL TAX BAND TBC

£1,550 PCM