





## Property Description

This THREE BEDROOM family home is situated in a great location within Kenilworth and conveniently located near the town centre, St Nicholas primary school, Kenilworth old town and Abbey fields. Upon entering the house, you are welcomed into a bright hallway. The ground floor comprises a generously sized living room AND additional snug which allows natural light to flood the room, creating an airy feel that complements the overall atmosphere. The kitchen also leads through to a conservatory.

## Approach

Attractive approach with off road parking, gated side access to rear garden and lawned area with privacy fence.

## Entrance Porch

Spacious porch with composite door to front elevation, double glazed window to front and internal door to entrance hall.

## Entrance Hall

Internal door to front elevation leading to;

## Cloakroom

Double glazed window to front, wash hand basin, WC, radiator.

## Lounge

13' 5" x 11' 11" ( 4.09m x 3.63m )

Spacious lounge with double glazed window to and patio doors to garden. Also boasting a feature fireplace with open fire.

## Dining Room/snug

11' x 9' 11" ( 3.35m x 3.02m )

Double glazed window to front and radiator; currently used as a playroom.

## Kitchen

10' 9" x 11' 11" ( 3.28m x 3.63m )

Modern Wren kitchen with fitted wall mounted and base units, sink and drainer unit with work surfaces over. Electric oven and gas hob with extractor fan over, space for white goods and integrated microwave.

## Conservatory

With radiator and access to garden

## Landing

With stairs rising from ground floor, loft hatch and pull down ladder

## Bedroom One

13' 5" x 11' 11" ( 4.09m x 3.63m )

Double glazed window to rear , radiator.

## Bedroom Two

10' 10" x 8' 11" ( 3.30m x 2.72m )

Double glazed window to front, radiator.

### Bedroom Three

12' x 9' 10" ( 3.66m x 3.00m )

Double glazed window to rear, radiator.

### Bathroom

Modern bathroom with bath and separate shower cubicle, heated towel rail, WC and wash hand basin.

### Outside

### Rear Garden

A good sized, mature garden with patio area, perfect for entertaining.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

**T 01926 857 461**  
**E kenilworth@atkinsonstilgoe.co.uk**

29 Warwick Road  
 KENILWORTH CV8 1HN

**EPC Rating: D**

**view this property online [atkinsonstilgoe.co.uk/Property/KEN304276](http://atkinsonstilgoe.co.uk/Property/KEN304276)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.atkinsonstilgoe.co.uk](http://www.atkinsonstilgoe.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KEN304276 - 0013