



MOUNTBATTEN AVENUE, OFF GLASSHOUSE LANE

complete ●●●  
SALES & LETTINGS





*ACTUAL PLOT MAY VARY*





A mature 1990 detached, situated behind hedgerow, on a private generous corner plot. Situated in an idyllic cul-de-sac just off Glasshouse Lane on the outskirts of Kenilworth. The home has been upgraded by the current owners and comprises entrance hall, guest WC, living room, conservatory, refitted quartz kitchen diner, refitted utility, four bedrooms, refitted en-suite and refitted family bathroom. The stylish home also benefits from a landscaped rear garden, detached double garage, off-road parking for three cars and a large lawned frontage. Sought after local schools including Thorns & Park Hill Junior schools as well as Kenilworth School and Sixth Form all within easy walking distance. The main town of Kenilworth is a matter of 15 minutes walk away.

It's in the details...

**Porch**

UPVC double glazed door leads into the tiled porch, with timber clad ceiling and modern entrance door leads into the hallway.

**Entrance Hall**

A carpeted hallway which has a feature wallpaper wall, coving, two white radiators, carpeted staircase leads to the first floor. Internal glazed french doors to the living room and doors to the guest WC and kitchen diner.

**Guest WC**

Refitted to include a concealed waste toilet, vanity unit with handbasin with a mixer tap, half tiled walls, a uPVC double glazed window, down-lights, LED mirror and tiled flooring with a white radiator.

**Living Room**

Spacious living room with a UPVC double glaze box bay window to the front with a useful large tiled shelf. There is a painted timber fireplace with marble hearth and back plate. There are two white radiators, two ceiling light points, three wall lights, feature wallpaper and a uPVC double glazed French door through to the conservatory which has match inside windows.

**Conservatory**

A brick base conservatory with uPVC double glazed units and polycarbonate roof. There is wall lighting and a French door to the garden.

**Kitchen Diner**

With engineered oak flooring, quartz central island, with breakfast bar and grey gloss drawer units. The wall fitted units are grey gloss handleless cupboards, quartz worktops which includes a Bosch induction hob, stainless steel one and a half bowl inset sink, with drainer and surface mounted mixer tap. There is a fitted dishwasher, fitted Neff hide-n-slide oven, fitted Neff microwave, oven & grill. There is a UPVC double glazed box bay window to the front with useful tiled shelf, two tall radiators, down-lights and a uPVC double glaze window overlooking the rear garden. Door to the utility.

**Utility**

With grey handleless gloss fitted units with squared edge worktop, single bowl sink with mix it up and drainer. Space and plumbing for washing machine space for dryer there is a Vaillant gas fired wall mounted system boiler, a uPVC double glazed window and a composite glazed rear door.

**Landing**

A carpeted landing, airing cupboard, coving, painted balustrade and feature wallpaper. There is a uPVC double glazed window to the rear elevation and doors through to the four bedrooms and family bathroom.

**Bedroom One**

A double bedroom which has a uPVC double glazed window to the front, coving, a wall of fitted wardrobes and door throughout to the en-suite.

**En-Suite**

Which has been stylishly refitted to include a large glass shower enclosure with mains thermostatic shower, a modern towel radiator, a large vanity unit with concealed waste toilet and modern moulded sink that has a surface mounted mixer tap. The bathroom is fully tiled and has a uPVC glazed window, downlights and extractor.

**Bedroom Two**

Which has fitted wardrobes, a radiator and a uPVC window overlooking the rear garden.

**Bedroom Three**

Which has a radiator and a uPVC double glazed window

**Bedroom Four**

Which has a radiator and a uPVC double glazed window

**Bathroom**





Which has been stylishly re-fitted to include a large glass shower enclosure with mains thermostatic shower, a modern towel radiator, a large vanity unit with concealed waste toilet and modern moulded sink that has a surface mounted mixer tap. The bathroom is fully tiled, under floor heating, a uPVC glazed window, downlights and extractor.

#### Rear Garden

Landscaped rear garden which has a private feel, a large area of patio, contoured lawn, small pond, areas of planting with small trees and hedgerow. The garden is enclosed with timber fencing and has a gate through to the drive. An outdoor tap and lighting. Useful area down the side of the house for a shed.

#### Double Garage

A brick built double garage which has storage, two electric garage doors, a uPVC double glazed window and composite door to the garden.

#### Front Garden

A large frontage mainly laid to lawn hidden away by a deep tall evergreen hedgerow. Pathway leads to the porch.

#### Drive

Parking for 2 - 3 cars.

#### Location

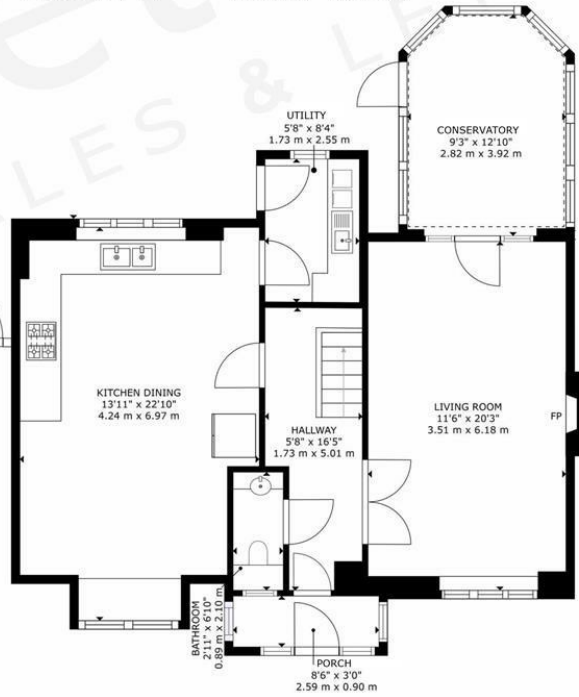
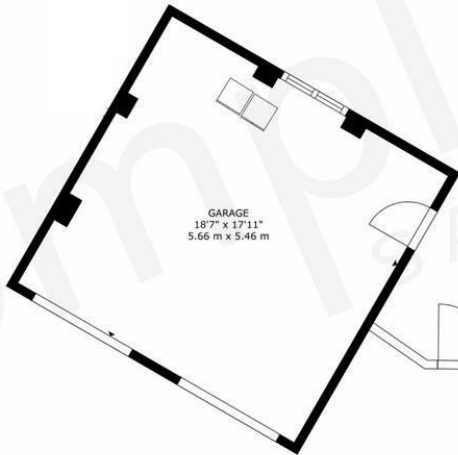
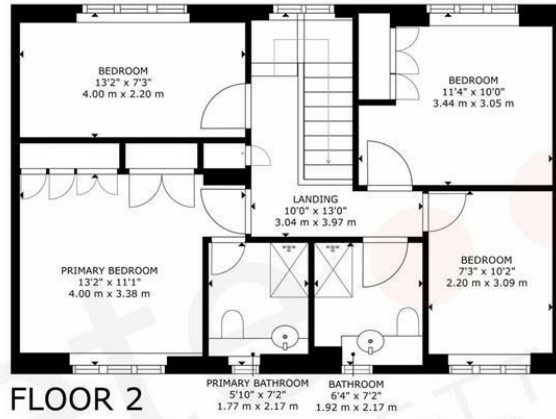
Mountbatten Avenue, situated just off Glasshouse Lane, is situated on the East side of the town with superb local schools including Thorns & Park Hill Junior schools as well as Kenilworth School and Sixth Form all within easy walking distance. The main town of Kenilworth is a matter of 15 minutes walk away.

Kenilworth Rugby Club and Kenilworth Wardens Football, Cricket and Running Club are only a five minute walk away making this an ideal location for families keen on sporting recreational activities! A lovely Dog walk known as Rocky Lane again is only a few hundred yards away which leads over the A46 and down through woodland towards the village of Ashow, ideal for walking and exercising pets.





GROSS INTERNAL AREA  
 FLOOR 1: 840 sq. ft, 78 m<sup>2</sup>, FLOOR 2: 634 sq. ft, 58 m<sup>2</sup>  
 TOTAL: 1,474 sq. ft, 136 m<sup>2</sup>  
 EXCLUDED AREA: GARGAE: 332 sq. ft, 31 m<sup>2</sup>  
 PATIO: 1,674 sq. ft, 155 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 Brian Williams  
 01926 887723  
 The Leamington Property Expert

The A46 bypass provides fast access towards either Coventry, Warwick, Stratford and the M40 motorway as well as neighbouring Leamington Spa, this location is therefore superb for anyone commuting for business or pleasure.

The University of Warwick, Birmingham Airport, Warwick Manufacturing Group and Jaguar Landover in Whitley are all accessible within a short drive.

Kenilworth Train Station offers easy access to the neighbouring towns and cities of Leamington, Coventry and Birmingham and also provides interconnecting access to London Euston in less than 90 minutes by way of Coventry's main Station.





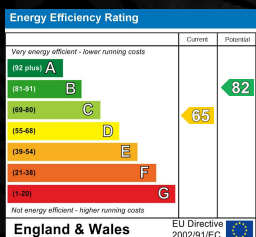


- Mature 1990 Detached
- Upgraded By Owner
- Living Room
- Re-Fitted Utility & Guest WC
- Private Spacious Plot
- Four Bedrooms
- Two Re-Fitted Bathrooms
- Re-Fitted Quartz Kitchen Diner
- Double Detached Garage
- Cul-De-Sac



## MOUNTBATTEN AVENUE, KENILWORTH

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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