



## Clinton Lane, Kenilworth

Offers Over £450,000

- Extended Three Bedroom Semi Detached House
- Living Room
- Utility & cloakroom W.C
- Three bedrooms & Family Bathroom
- Priorsfiled School Catchment
- Open Plan Kitchen Family Room
- Energy Rating (TBC)
- Garage Store
- Private Garden, Front Fore Garden & Driveway Parking
- Warwick District Council Tax Band D

# Clinton Lane, Kenilworth, CV8 1BB

A well presented extended three bedroom semi-detached home in the popular Priorsfield school catchment, offered for sale in immaculate condition with full double glazing and gas fired central heating and requiring internal inspection offers; reception hallway, living room with feature fireplace, comprehensively extended and re-fitted kitchen/family dining area with separate utility and cloakroom w.c., first floor landing, three bedrooms ( 2 doubles), modern family bathroom, private rear garden and large driveway with parking for 2/3 vehicles with garage/store. Internal inspection is highly recommended to appreciate this excellent family home.



Council Tax Band: D



### Approach

Approached over a block paved driveway to a replacement front door with matching opaque leaded glazed decorative insets leading into the

### Reception Hall

With inset mat well, radiator, coving, central ceiling light, open spindles and banister leading to first floor, useful under stairs storage cupboard with fitted shelving, also housing the electric isolation unit and electricity meter, panelled door through to the

### Living Room

With radiator, PVCu double glazed bow window to front, coving, central ceiling light, feature open grate rear fireplace with matching stone hearth and mantel, coving, central ceiling light, frosted double doors to dining area, t.v. aerial point, panelled and glazed door to the

### Open Plan Living Kitchen

Comprehensively re-fitted with a range of matching high quality shaker style base and wall units with soft closing drawers and brushed steel handles, marble effect rounded edge work surfaces with one and a half bowl drainer stainless steel sink with central loop chrome mixer tap, decorative ceramic tiling to splash back areas, range of recessed ceiling down lighters, space for large rangemaster oven, space for large upright American style fridge/freezer, large velux roof window, radiator, PVCu double glazed door to front and panelled door through to the

### Utility room

Fitted with a range of matching cream shaker style base units with wood block effect work tops, ceramic tiling to splash back areas, two fitted shelves, space for upright fridge/freezer, space and plumbing for automatic washing machine and space for tumble dryer, single drainer stainless steel sink unit with central mixer tap, radiator, PVCu double glazed opaque door to garden, panelled door to storage/boiler cupboard housing the Vaillant combination boiler servicing the hot water and central heating, panelled door through to the

### Cloakroom

With a low level w.c., corner wash hand basin with ceramic tiling to splash backs, central chrome mixer, half hung pedestal, chrome heated towel rail, opaque PVCu double glazed window, central ceiling light, coving, feature wall light

### Kitchen Area

With space for large kitchen/dining table with continuation of the ceramic tiling to floor, radiator, feature wallpaper to one wall, three stool breakfast bar, radiator, arch way through to the

### Family Room

With two large velux roof windows, two ceiling light points, continuation of ceramic tiling to floor, large PVCu double glazed french doors opening to patio and garden with matching full height PVCu insets, t.v. aerial point

### First Floor Landing

With central ceiling light, opaque PVCu double glazed window to side, matching banister rail and spindles, panelled door to airing cupboard with small radiator, range of fitted shelving, access to insulated loft space with retractable loft ladder, part boarding, fitted light, panelled door through to

### Double Bedroom One

Featuring coving, a central ceiling light, radiator, and a PVCu double-glazed window to the front, as well as a TV aerial point.

### Double Bedroom Two

The room features a radiator, a PVCu double-glazed window facing the rear, coving along the ceiling, and a central ceiling light.

### Bedroom Three

Featuring a radiator, a replacement PVCu double-glazed window at the front, coving, a central ceiling light, and a floating shelf.

### Bathroom

The bathroom features a three-piece white suite, including a wall-hung wash hand basin and a low-level W.C. It has a large, panelled bath with central chrome taps and a mains-fed shower complete with matching chrome fittings. The shower includes an oversized shower head as well as an additional handheld shower. The space is enhanced by a range of ceiling downlighters, and the walls and floor are beautifully tiled. An opaque PVCu double-glazed window overlooks the rear, and there is a wall-mounted heated chrome towel rail for added comfort.

### Rear Garden

Completely enclosed by perimeter fencing, featuring a patio area, mainly laid to lawn with well-stocked borders, a timber summerhouse, and a raised decked sitting area.

### Outside

In front of the property, there is a spacious block paver driveway that provides ample parking for 2 to 3 vehicles, along with an additional gravel area for extra parking. The landscape includes a circular lawn and small hedging with a raised border.

### Garage Store

To the side garage store with twin timber doors to front, pitched tiled roof with ceiling velux, power and light connected.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

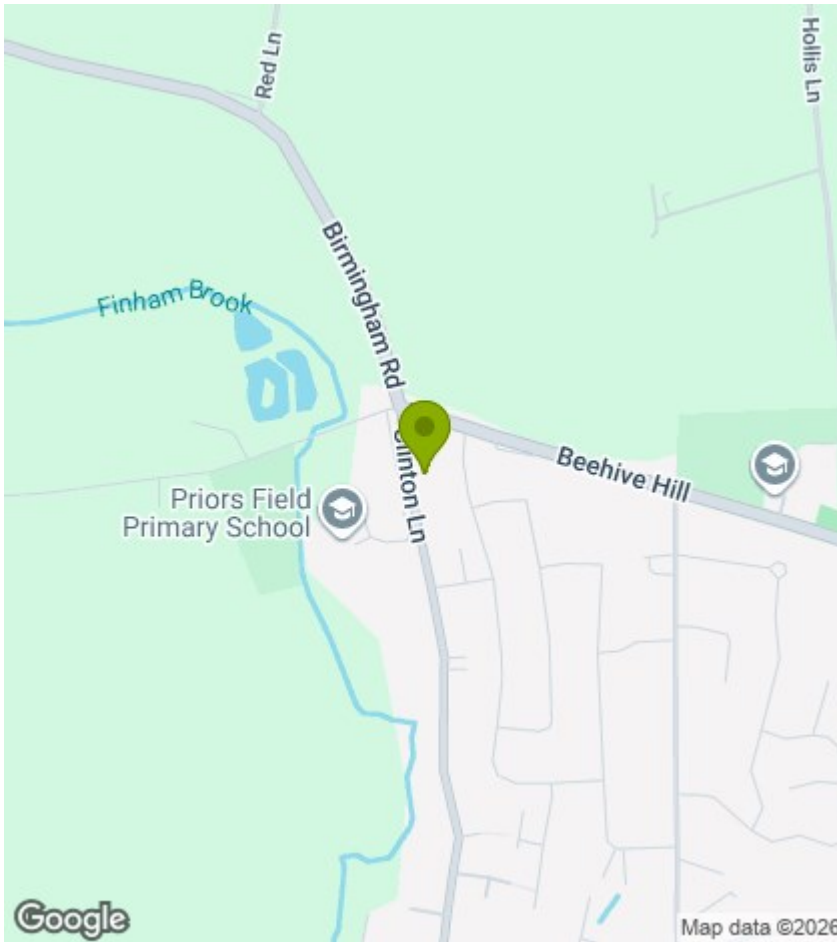
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
11 Mbps  
Superfast  
43 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

