

## Property Description

Beautifully positioned on sought-after Clinton Lane, this stylish three-bedroom semi-detached home offers generous living space, modern finishes, and an enviable location just moments from Priors Field Primary School and a short drive to Kenilworth town centre.

A welcoming entrance hall leads to a charming living room with a gas-effect wood burner and wood-effect flooring—perfect for relaxed evenings. The heart of the home is the impressive open-plan kitchen, dining, and breakfast room, complete with integrated appliances including a SMEG dishwasher and Range Master cooker. A bright family room flows from this space, opening onto the private rear garden and creating an ideal setting for entertaining or everyday family life.

Practicality is well catered for with a utility room, downstairs cloakroom, and internal access to a part-converted garage featuring electrics and a mains tap—ideal for storage or hobbies.

Upstairs, two spacious bedrooms are complemented by a third room perfect as a child's bedroom, nursery, or dedicated home office. Additional storage includes an airing cupboard and a fully boarded loft with ladder and electrics.

The north-east facing garden offers two decked seating areas and a purpose-built shed, providing a peaceful outdoor retreat. To the front, a generous driveway accommodates up to three cars.

## Entrance Hall

13' 6" x 6' (4.11m x 1.83m)  
Welcoming entrance hall with wood effect flooring in addition to understairs storage and a useful in-built alcove for shoe and coat

storage

## Living Room

12' x 13' 11" (3.66m x 4.24m)  
Light and spacious living room with wood effect flooring and gas effect wood burning stove leading through to open plan kitchen and with lovely views to the front of the property

## Kitchen

25' 7" x 12' 6" (7.80m x 3.81m)  
Fully tiled open plan kitchen with breakfast and dining area. There are some integrated appliances including SMEG dishwasher and Range Pro cooker in addition to having ample storage and cupboard space

## Family Room

16' 6" x 10' 1" (5.03m x 3.07m)  
Open plan to kitchen and flowing seamlessly into this dedicated family area with lovely views of private rear garden with two velux windows and ceramic tile flooring

## Utility Room

Off the main kitchen with unit space and storage cupboards situated in which is a brand new Worcester Bosch Combination boiler. There is also back door entrance to rear garden

## Cloakroom

Dedicated downstairs w/c with wash basin adjoining the utility room

## Garage

Converted from original porch/ car port benefitting from power point and fixed tap. Ideal for household storage, bicycles, tools and can be used as a working area.

### **Main Bedroom**

11' 3" x 12' 2" ( 3.43m x 3.71m )

Spacious main bedroom overlooking the front aspect of the property

### **Bedroom 2**

12' 5" x 12' 2" ( 3.78m x 3.71m )

Large double bedroom overlooking rear aspect of the property.

### **Bedroom 3**

8' 10" x 6' 9" ( 2.69m x 2.06m )

Smaller 3rd bedroom ideal as a children's bedroom or alternatively an office/ study space, overlooking the front aspect of the property.

### **Family Bathroom**

6' 10" x 5' 5" ( 2.08m x 1.65m )

Fully tiled 3- piece family bathroom with bath and shower facilities including heated towel rail

### **Loft Space**

Fully boarded loft with ladder ad electrics, perfect for household family storage

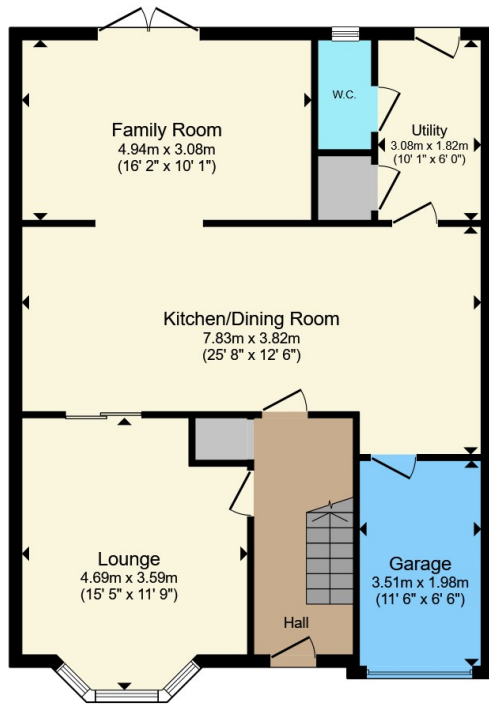
### **Rear Garden**

A private North East facing rear garden with two decking areas, well kept lawn in addition to purpose built summer house/ shed for garden storage. The property also benefits from electrics to the rear of the house. An excellent spot for family time and enjoying summer evenings.

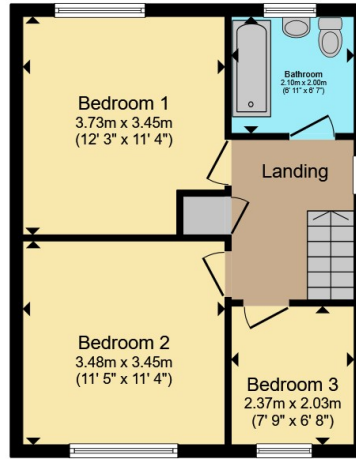
### **Driveway Parking**

Driveway parking for 3 cars in addition to front lawn area covered part lawn and part shingle. A perfect opportunity to extend the driveway for additional parking space





**Ground Floor**



**First Floor**

Total floor area 124.9 m<sup>2</sup> (1,344 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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