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RESIDENTIAL



50 Clinton Lane | Kenilworth | CV8 1AT

A very spacious detached period property with character and high ceilings set within an easy walk of Kenilworth Castle, 'Old Town', Abbey Fields and open countryside. This charming property offers great scope for updating in order to create further flexible living. The ground floor accommodation includes a welcoming hallway, a large through lounge/diner and an extended kitchen/breakfast room. On the first floor is a large double bedroom, a very large bathroom and a further loft room that is double bedroom two. Outside is a sunny and primarily paved rear garden providing a Mediterranean feel with the added benefit of a large garage and workshop to the rear.

£350,000

- No Chain Involved
- Scope For Modernising
- Garage & Workshop To Rear
- Spacious Living



Property Description

DOOR TO

ENTRANCE HALL

A welcoming entrance hall to the property with radiator, two wall light points and understairs storage cupboard.

FEATURE DOUBLE DOORS TO

LOUNGE/DINER

26' 3" x 12' 0" (8m x 3.66m)

A large lounge/diner that would have originally been two separate reception rooms, this is an option that can be also considered to be a change that can be made to convert back. There is a bay window to the front, French double doors to the rear, six wall light points and two radiators. Feature fireplace.

KITCHEN/BREAKFAST ROOM

15' 6" x 10' 1" (4.72m x 3.07m)

Having an extensive range of cupboard and drawer units, tall broom cupboard, space for tall fridge/freezer and space and plumbing for washing machine. Built in four ring Bosch hob with extractor hood over and oven under. Ample worktops to three walls, dual aspects and side entrance door.

ORIGINAL SPINDLED STAIRCASE TO FIRST FLOOR LANDING

With radiator and store cupboard.

BEDROOM ONE

16' 0" x 11' 9" (4.88m x 3.58m)

A large double bedroom with dual aspects, radiator and built in bedroom furniture including a triple wardrobe with sliding doors. This room has an archway to the bathroom which can easily be closed off if so desired.

BATHROOM

11' 9" x 10' 0" (3.58m x 3.05m)

A large first floor bathroom with corner shower enclosure, bidet, vanity wash basin and w.c. Ceramic tiling.

STAIRCASE TO LOFT ROOM

LOFT ROOM

12' 6" x 11' 3" (3.81m x 3.43m)

This loft room has been used as a guest/occasional bedroom by the present sellers for many years. There is access to under-eaves storage space, a radiator and airing cupboard with hot water cylinder, fitted shelving and Vaillant gas boiler.

OUTSIDE

FRONT GARDEN

The front garden has dwarf walling forming the front boundary. Access at the side leads to the:

REAR GARDEN

The rear garden has been laid out in a Mediterranean style with paving and seating areas plus a well established side border with two mature Magnolia trees. To the rear of the garden is a greenhouse and shed.

GARAGE

20' 1" x 17' 2" (6.12m x 5.23m) Max Narrows to 9'9"

This large shaped garage has vehicle access from Clinton Avenue. There is an up and over door, personal entrance door and a door into the rear garden. Light and power are connected. To the side of the garage is a covered side storage area.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

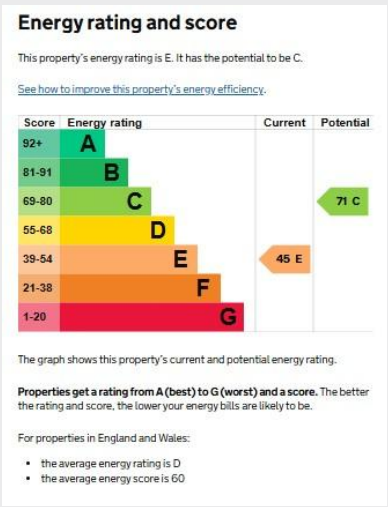
Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements