JULIE PHILPOT
RESIDENTIAL







50 Lancellotte Avenue | |Kenilworth | CV8 2WL

£299,950

An immaculate new home having been occupied for the past year and having the benefit of the remaining NHBC Guarantee. The property is well planned with two double bedrooms, bathroom and cloakroom along with a light and airy living room and a well planned kitchen/diner to the rear having direct patio and garden access. This super home must be viewed to be fully appreciated.

- No Chain Involved
- New Built in 2025 With Snagging Completed
- Two Double Bedrooms
- Driveway Parking For Two Cars





Property Description

DOOR TO

LOUNGE

13' 3" x 12' 0" (4.04m x 3.66m)

A light and airy living room enjoying afternoon and evening sun having two radiators, wall mounted tv bracket and staircase to first floor.

INNER HALL

With door to

CLOAKROOM

Having w.c., radiator and pedestal wash basin.

KITCHEN/DINER

13' 3" x 10' 1" (4.04m x 3.07m)

A spacious and well planned kitchen/diner located to the rear and having French double doors that provide direct patio and garden access. The kitchen area has a range of cupboard and drawer units in grey with complementary worktops and integrated Bosch appliances to include, a dishwasher, washing machine, tall fridge/freezer, electric oven and gas hob with extractor hood over. A cupboard houses the Ideal Logic gas boiler, a further door leads to the large understairs storage cupboard. There is also plenty of space for dining area furniture.

FIRST FLOOR LANDING

Having access to roof storage space.

BEDROOM ONE

13' 3" x 10' 2" (4.04m x 3.1m)

Having rear garden views and radiator. The wardrobes in this room may be available by separate negotiation.

BATHROOM

With panelled bath having shower and glazed shower screen, w.c., and pedestal wash basin. Complementary tiling.

BEDROOM TWO

13' 3" x 8' 8" (4.04m x 2.64m)

A second double bedroom with radiator and large built in storage cupboard.

OUTSIDE

FRONT GARDEN

To the front of the property is an area of lawn with shrubbery borders.

PARKING

To the side of the property is driveway parking for two vehicles. A gate leads to:

REAR GARDEN

The rear garden is larger than average and also has a higher degree of privacy than average with a paved patio, area of lawn and timber fencing.

SERVICE CHARGE

There is an annual service charge of £250.00







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

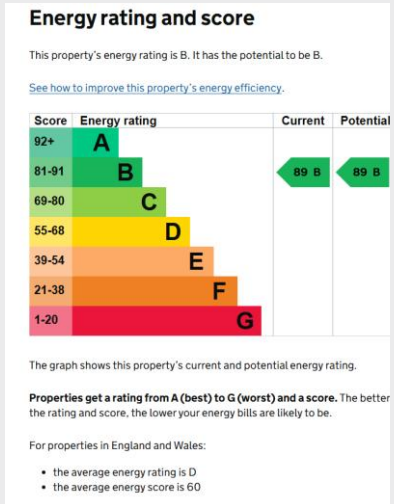
Strictly by appointment

Contact Details

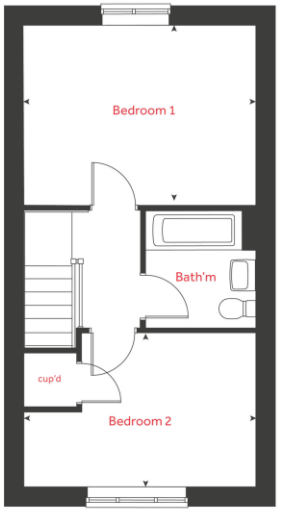
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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