



Lindisfarne Drive, Kenilworth

Asking Price £635,000

- Four Bedroom Detached Home Offered With No Chain
- Generous Patio And Rear Gardens
- Three Reception Rooms And Kitchen
- Warwick District Council Tax Band F
- Four Well Proportioned Bedrooms
- Highly Regarded Development Off Windy Arbour
- Single Garage & Driveway
- Gas Central Heating
- Close to Primary and Secondary schools
- EPC rating D

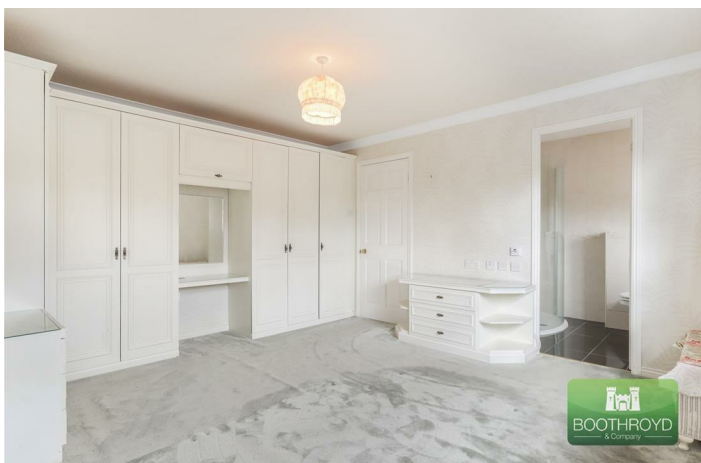
15 Lindisfarne Drive, Kenilworth CV8 2PQ

A four bedroom detached house situated off Windy Arbour, on Lindisfarne Drive. The house is located in the Thorns/Park Hill Junior and Kenilworth Secondary School catchment and is set on a generous plot and boasts a generous floor space providing ample room for family living. The accommodation comprises: enclosed porch, reception hall, downstairs shower room and WC, living room with feature fireplace, dining room, sitting room, fitted kitchen. To the first floor is a spacious galleried landing, large principal bedroom with en suite, three further double bedrooms and a family bathroom. Outside is an attractive landscaped rear garden, generous parking, driveway leading to a single garage. The property has gas-fired central heating and double glazing throughout.

With its excellent location, this house is within easy reach of local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This delightful home on Lindisfarne Drive is a rare find and is sure to attract considerable interest with the living space on offer. The property is sold with no onward chain.



Council Tax Band: F



Approach

Over a large block paved driveway and pathway to a canopy porch with courtesy lighting, and a composite door with glazed insets

Hall

With coving, ceiling light, radiator, stairs rising to the first floor with a useful understairs storage cupboard and doors off to the

Lounge

17'2" x 12'6"

With a window to the front, radiator, coving, wall lights, t.v point, feature electric fire with matching stone inset hearth, surround, and brushed brass effect canopy, further window to the side, square arch to

Dining Room

9'9" x 12'6"

With interconnecting arch to the living room, radiator, coving, central ceiling light, sliding patio doors to rear,

Sitting Room

15'1" x 8'2"

A versatile extra living space offering a multitude of uses such as home office, playroom or downstairs bedroom with a window to fore with a radiator below and central ceiling light.

Downstairs WC/Shower Room

Low level w.c, vanity wash hand basin with cupboard below, opaque double-glazed window, coving, ceiling light, radiator, vinyl flooring. Shower cubicle with Triton electric shower, extractor and ceramic tiling with LED downlighters.

First Floor Landing

Good-sized landing with stairwell window to the side, access by a retractable ladder to a loft which has power and is insulated and part-bordered

Kitchen

9'9" x 13'6"

Kitchen area comprehensively fitted with a range of matching cream fronted base and wall units with rounded edge work surfaces with cermaic tiled splashback, one and a half bowl stainless steel sink with chrome mixer tap overlooking rear garden, integrated appliances to include an eye level Siemens double fan assisted oven with grill, Siemens microwave, four ring Siemens induction hob, Siemens dishwasher, Siemenes washing machine, Fridge/freezer, concealed illuminated extractor hood, radiator and wall hung tv, wall unit housing the Ideal boiler.

Principal Bedroom

14'3" x 11'9"

Large principal suite with windows to front elevation with radiator below, a range of built-in bedroom wardrobes to wall with dressing table area and a matching chest of drawers, door to the

En-Suite

With a three-piece suite with a wall-hung low-level w.c., cabinet wash hand basin with chrome mixer tap, large walk-in shower cubicle with mains-fed shower and curved glass

screen, ceramic tiling, opaque leaded double-glazed window, LED downlighters, mirror, illuminated shaver point, radiator.

Double Bedroom Two

13'1" x 10'3"

With window to rear, built in wardrobes, radiator, coving, ceiling light.

Double Bedroom Three

10'2" x 10'6"

With window to rear, coving, ceiling light, built in wardrobes to wall.

Double Bedroom Four

10'11" x 8'5"

With window to front, coving, ceiling light, radiator.

Family Bathroom

With a three-piece avocado suite with low-level w.c., pedestal wash hand basin, bath with electric shower over, bidet, decorative ceramic tiling to walls, radiator, opaque window to side and central ceiling light.

Single Garage

With metal up and over door to the front, power and light connected, housing the electric fuse board and with door and window to rear.

Rear Garden

A deceptively spaced rear garden mainly laid to lawn with mature trees, full-width patio area, The garden is fully enclosed by perimeter fencing with useful side gated access.

Front

To the front of the property is a large block paved driveway with an inset lawn and side access to the rear.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

119 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

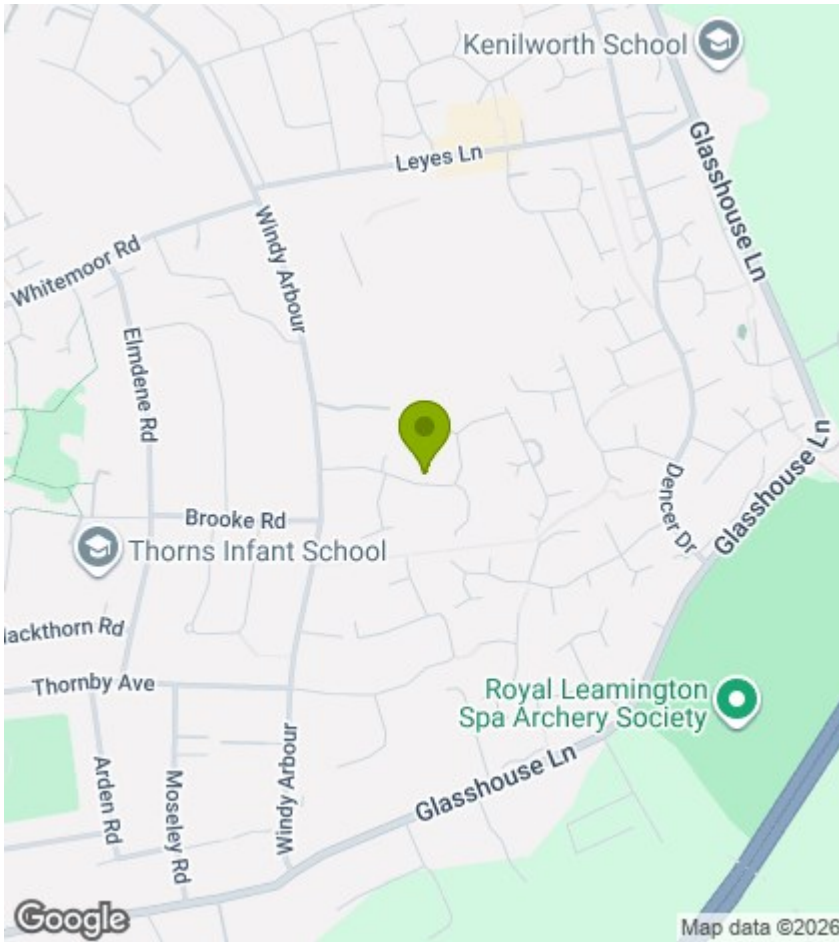
Virgin

Tenure

The property is freehold

Fixtures and Fittings

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



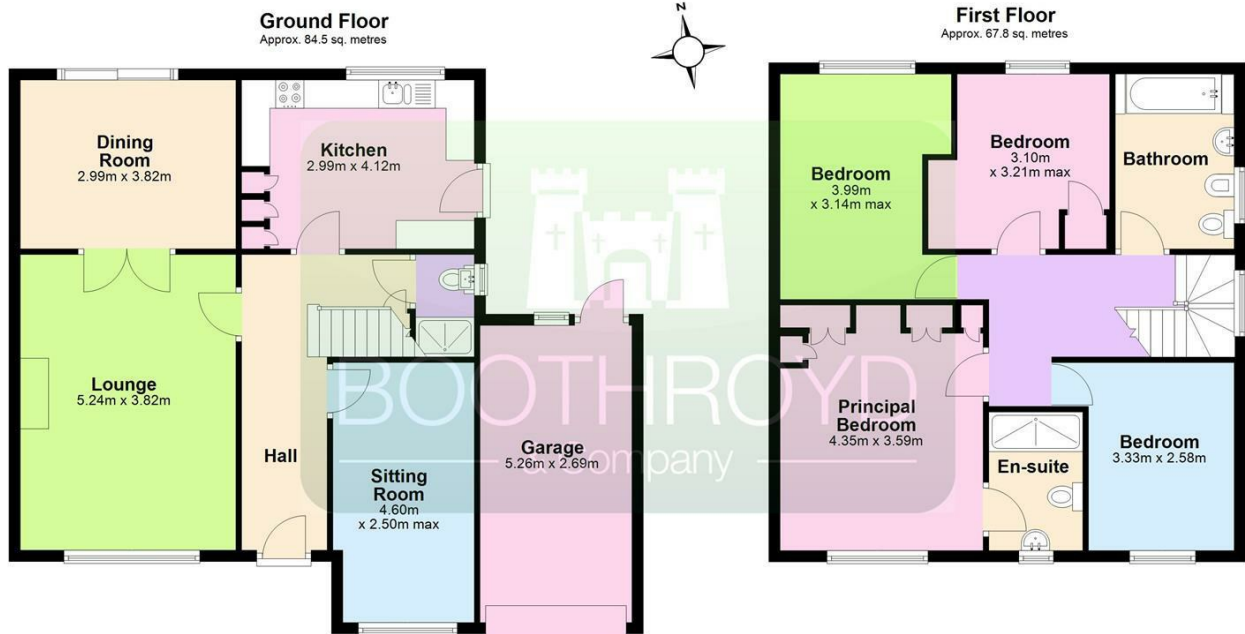
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 152.3 sq. metres