



Spring Lane, Kenilworth CV8 2HD

£1,200 PCM

- Traditional Two Bedroom House
- Fitted Kitchen with Appliances
- Front Driveway & Small Garage/Store
- Gas Central Heating & Double Glazing
- Available 14th September 2026 Furnished
- Lounge with Ornate Fireplace
- EPC Rating E - 44
- Modern White Bathroom with Shower
- Low Maintenance Garden with Large Pond
- Warwick District Council Tax Band C

Spring Lane, Kenilworth, CV8 2HD

A furnished two bedroom semi detached house close to Kenilworth Town Centre. With double glazing and gas central heating the property has a hall, lounge, fitted breakfast. On the first floor is a white bathroom and two good bedrooms. Driveway and small garage/store. Attractive garden with large pond



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E - 44

Council Tax Band: C



THE PROPERTY

A furnished two bedroom semi detached house close to Kenilworth Town Centre. Benefitting double glazing and gas central heating the property comprises a front driveway that leads to a small side garage/storage. You enter into a vestibule hall with a lounge leading off. The lounge has a ornate fireplace with shelving and a door into the rear breakfast kitchen. Fitted with shaker style wall and base units with integrated appliances and a ground floor cloakroom off. On the first floor are two well proportioned bedrooms and a white bathroom with a shower over the bath. The rear garden has a decked patio with verandah and pathway. The garden has a large pond making the house unsuitable for young children. Available 14th September 2026 Furnished

HALLWAY

Double glazed entrance door, quarry tiled floor, stairs to first floor and a door into the lounge.

LOUNGE

3.66 x 3.70 (12'0" x 12'2")

Double glazed window to the fore, stripped wood flooring, brick feature fireplace seton a tiled hearth and having shelving to recesses. Three seater sofa, armchair and footstool, Understairs storage cupboard, radiator and door into the dining kitchen.

KITCHEN

3.42 x 4.68 (11'3" x 15'4")

Fitted with shaker style units to wall and base. The base units have a wood effect countertop with an inset single drainer stainless steel sink unit set beneath the double glazed window to the rear. Tiling to splashbacks. Built in oven with four ring ceramic hob and extractor canopy. The wall units have a display cabinet with lighting within the pelmets. Quarry tiled floor, upright fridge freezer and a dining area with table, radiator and twin double glazed windows to the side.

REAR LOBBY & CLOAKROOM

With a close coupled wc and housing the combination boiler. Double glazed door into the garden

LANDING

Double glazed window on the turn, access to loft void and doors off to:

BEDROOM ONE

3.61 x 4.68 (11'10" x 15'4")

Twin double glazed windows to the fore, radiator, picture rails, double bed, chest of drawers and twin wardrobes.

BEDROOM TWO

3.44 x 2.64 (11'3" x 8'8")

Double glazed window to the rear with a radiator beneath, picture rails, double bed with pine bedside cabinet and chest of drawers.

BATHROOM

Fitted with a white suite that comprises a panelled bath with thermostatic shower and shower screen, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks and floor. Heated towel rail and a frosted double glazed window.

DRIVEWAY

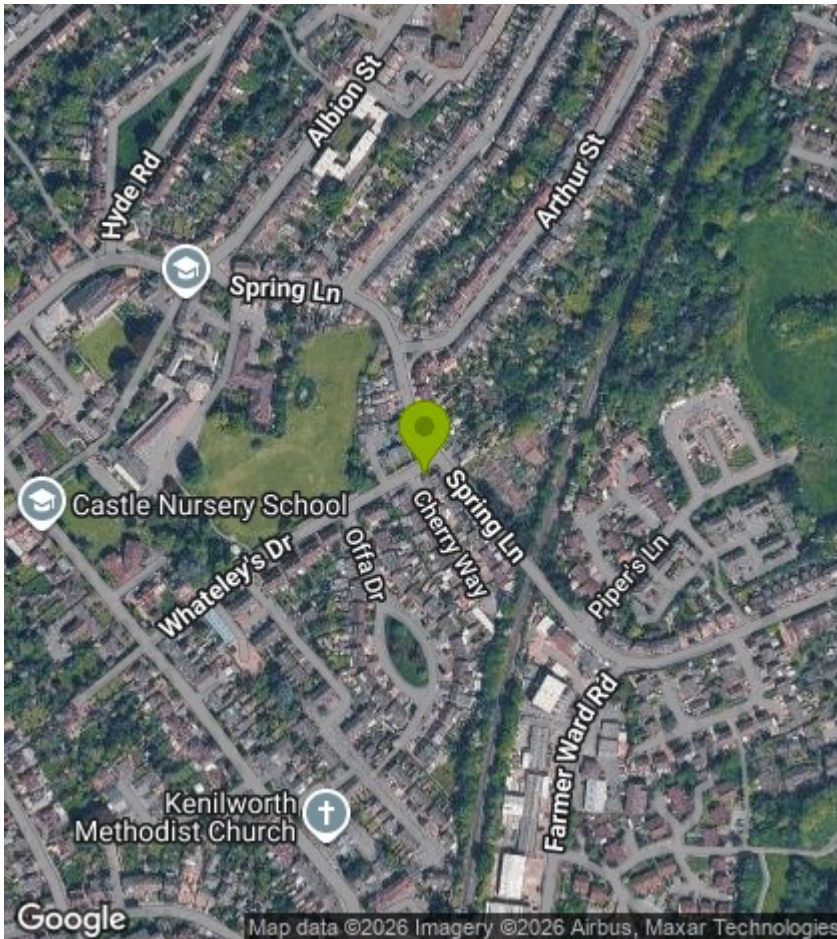
Offering hardstanding for one vehicle and leading to the side garage.

REAR GARDEN

With a decked patio, pathway and sun lounge area. The garden is designed for low maintenance and has a large pond. There is a door into the side garage.

GARAGE

The garage tapers to the rear making it unsuitable for a car. It has a washing machine and tumble dryer. There is a polycarbonate roof and wood double entrance doors.



Viewings

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

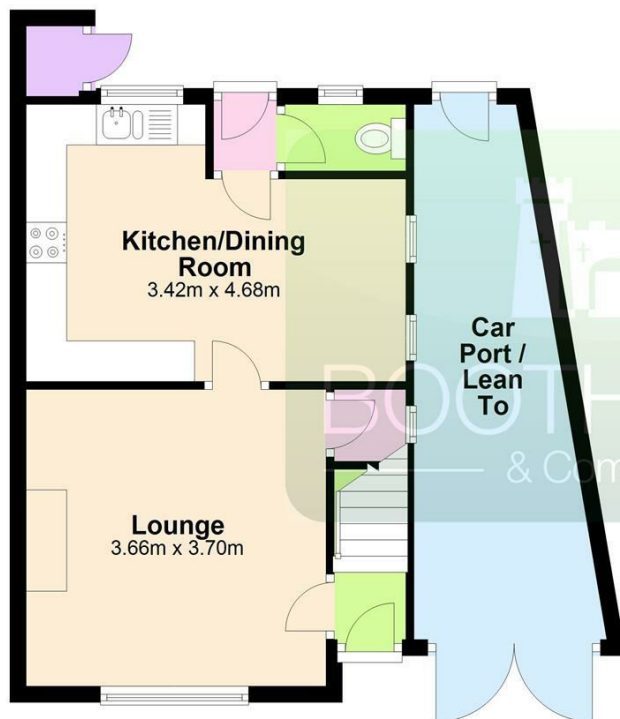
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 46.4 sq. metres



First Floor

Approx. 34.0 sq. metres



Total area: approx. 80.3 sq. metres