



27 School Lane | Kenilworth | CV8 2GU

£430,000

This is a superb character home, spacious and stylish in design including four bedrooms and two reception rooms plus a separate studio/home office with an en-suite. The property has been modernised whilst also ensuring to retain many original features such as high ceilings, picture rails and deep skirting boards. Further benefits include window shutters, a log burner in the lounge, a large Victorian style bathroom with separate shower and modern kitchen. To the outside is side storage and access and a large mature garden. The location is ideal with Abbey Fields, the old High Street, Castle and town centre all being within an easy walk.

- Viewing Essential
- Spacious Period Home With Four Bedrooms & Two Receptions
- Studio/Office/Guest Annexe With En-Suite
- Sought After Location



Property Description

DOOR TO

LOUNGE

12' 8" x 11' 9" (3.86m x 3.58m)

With bay window, three wall light points, radiator, feature fireplace with log burner, side recess with built in storage.

DINING ROOM

12' 1" x 11' 0" (3.68m x 3.35m)

Having laminate wood flooring, radiator, large understairs storage cupboard and feature fireplace.

Steps down to:

KITCHEN

16' 1" x 7' 2" (4.9m x 2.18m)

A modern kitchen providing plenty of natural light and having an extensive range of cupboard and drawer units with matching wall units. Quarry tiled floor, integrated slimline dishwasher, Leisure range cooker with extractor hood over, space for tall fridge/freezer, space for tumble dryer and space and plumbing for washing machine. Further cupboard housing the Viessman gas boiler. Complementary wall tiling and entrance door to rear.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder.

BEDROOM ONE

12' 1" x 10' 9" (3.68m x 3.28m) Exc Wardrobe

With radiator and built in wardrobe/storage cupboard.

BEDROOM TWO

13' 0" x 7' 1" (3.96m x 2.16m) Exc Wardrobe

With radiator and built in double door wardrobe/storage cupboard.

BEDROOM THREE

11' 1" x 8' 9" (3.38m x 2.67m) Exc Wardrobe
With radiator and built in wardrobe/storage cupboard.

BEDROOM FOUR

11' 2" x 7' 1" (3.4m x 2.16m)
With radiator.

BATHROOM

11' 3" x 7' 0" (3.43m x 2.13m)
Having freestanding 'ball and claw' feet panelled bath, separate corner shower with curved shower screen, pedestal wash basin and w.c. Heated towel rail and a further traditional style radiator and towel rail. Wall panelling and tiling, shaver point and built in double door linen storage cupboard.

OUTSIDE

STUDIO ANNEXE

16' 8" x 8' 2" (5.08m x 2.49m) Exc Shower Rom
A great benefit to this home is the studio annexe which is ideal for those who want to have a home office, beauty treatment room or additional guest/teenager space. There are bi-fold doors to the front and patio doors to the rear so garden access is also easy. There are two radiators, laminate flooring and broadband connection. A door provides access to the en-suite shower room with corner shower enclosure having glazed shower screen, w.c., vanity wash basin and heated towel rail.

GARDENS

To the front of the property is an easily maintained garden with shrubs and block paving which leads to the front door. Access at the side leads to the attractive and sunny rear garden commencing with a large patio and seating area with pergola over which is perfect for alfresco outdoor dining and entertaining. To the rear of the studio is the lawned area with shrubbery side border, children's play area and additional kitchen/garden space perfect for those who want to grow their own produce.

CAR PORT/STORAGE

To the side are double timber gates that lead to the covered side area, this is ideal for motorbikes, bicycles, small size car or it can be used a great storage as it is now.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

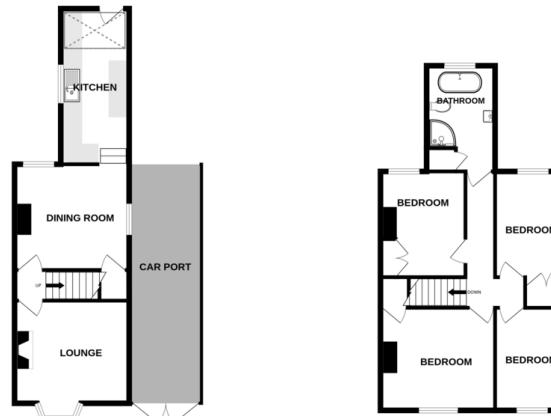
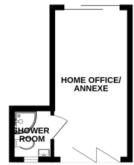
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR 1ST FLOOR

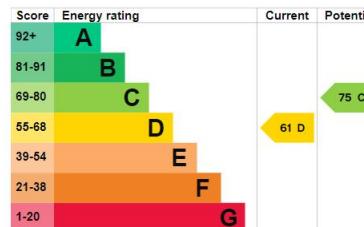


Measurements are approximate - Not to scale. Illustrative purposes only.
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60