



## Herberts Lane, Kenilworth

Offers In The Region Of £349,950

- Three Bedroom Semi Detached House
- Living Room With Fireplace
- Modern Kitchen To Rear
- Three Bedrooms- Two doubles
- Attractive Rear Garden
- New Enclosed Porch & Reception Hall
- Energy Rating D - 64
- Conservatory
- Modern Bathroom With Shower
- Warwick District Council Tax Band C

# Herberts Lane, Kenilworth, CV8 2HH

This charming extended three-bedroom house is situated in a convenient residential area and features a delightful established rear garden. The property benefits from modern double glazing and gas central heating. The accommodation includes a newly enclosed porch, a reception hallway, a spacious living room with a feature fireplace, a fitted kitchen, a cloakroom, a WC, a condensing boiler, and a conservatory/garden room. On the first floor, you will find three generously sized bedrooms and a bathroom equipped with a shower over the bath. The attractive rear garden offers privacy and is not overlooked. We highly recommend an internal inspection to fully appreciate this well-located property, which provides easy access to Kenilworth town centre, Abbey Fields, and is on a bus route that connects to both Warwick University and Westwood Business Park.



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D - 64

Council Tax Band: C



## Approach

Approached via a paved pathway to an enclosed pitched porch with a double-glazed front door and wood laminate flooring, leading to a composite door.

## Hall

Radiator, stairs leading to the first floor, central ceiling light, smoke alarm, wood laminate flooring, and an oak door leading into the

## Living room

With a replacement double-glazed window to the front, there is a radiator, a ceiling light, and a feature living flame effect coal electric fire with a white wood surround. The mantle includes a granite effect inset and hearth, along with a TV point and an oak door leading into the

## Kitchen

The kitchen features a range of matching grey base and wall units, complemented by brushed steel handles. It includes wood block effect rounded edge work surfaces and a single drainer stainless steel sink with a chrome mixer tap.

Additionally, there is an integrated CDA fan-assisted oven and grill, accompanied by a four-ring stainless steel gas hob and an illuminated stainless steel extractor hood with matching splashbacks.

Other amenities include a slimline dishwasher, space for a washing machine, and an integrated fridge freezer. The walls are ceramic tiled, and there is an opening to the dining conservatory. A vertical radiator is also present, and there is a door leading to a useful storage cupboard that houses the electric isolation unit and fitted shelving.

## Cloakroom W.C.

Featuring a Japanese toilet with an integrated basin above, attractive paneling on the walls, ceramic tiles on the floor, ceiling light, and a double-glazed window at the rear.

## Conservatory/Garden Room

Featuring a pitched polycarbonate roof and double glazed windows with French doors at the rear, two wall lights illuminate the view to the kitchen.

## First Floor Landing

Split-level landing featuring a dado rail, ceiling light, smoke alarm, access to the insulated roof, and a door leading to

## Double Bedroom One

Featuring a radiator, a double glazed window at the front, a central ceiling light, and a useful walk-in wardrobe with a hanging rail.

## Double Bedroom Two

There is a double-glazed window at the rear, a radiator, a ceiling light, and a built-in airing cupboard that houses the Potterton combination boiler, which services the hot water and central heating, venting through the loft.

## Bedroom Three

The room features a double-glazed window at the rear, along with a radiator and ceiling light.

## Bathroom

This bathroom features a modern three-piece white suite including a low-level W.C., a pedestal wash basin, and a panelled bath equipped with a central chrome mixer tap. The bath also has a mains-fed shower with twin shower heads, matching chrome attachments, and a bi-folding shower screen. The floor, walls, and bath panel are covered with gray porcelain tiles. Additionally, there is an opaque double-glazed window at the rear, a mirrored vanity cabinet, and a radiator.

## Rear Garden

Generously sized rear garden mostly laid to lawn, enclosed by perimeter fencing, featuring a variety of shrubs and plants along the borders. It includes a timber garden shed, a side undercover walkway providing useful bin storage, and a gate to the front.

## Front

At the front of the property is an attractive picket fence, a charming white-stoned front garden, and a path leading to the front porch.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

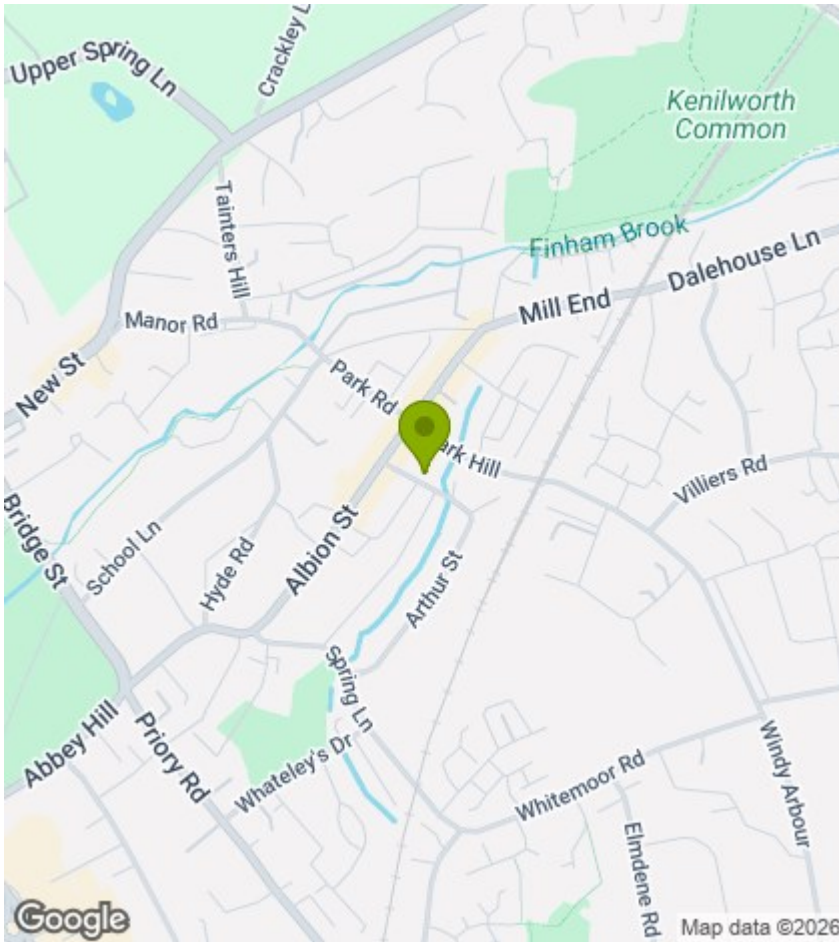
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
115 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin  
Report Builder

## Fixtures & 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.

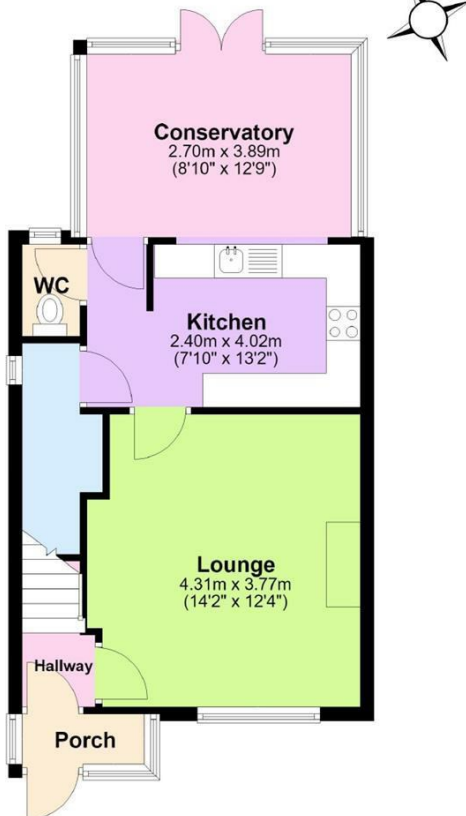
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

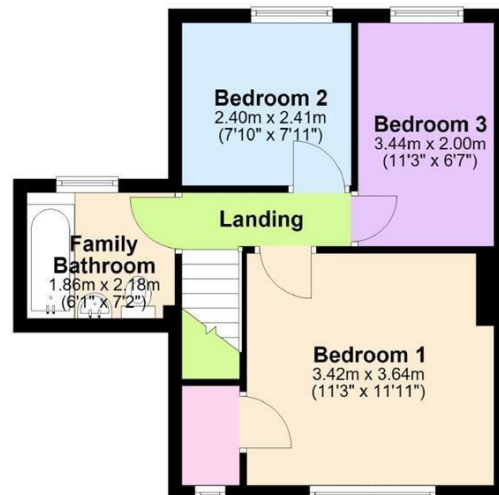
### Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



### First Floor

Approx. 35.7 sq. metres (383.7 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)