



**3 Bedroom House - Semi-Detached**  
**located on Lunn Avenue,**  
**Kenilworth**  
**£425,000**

 **UP Estates**



Extended & Deceptively Spacious Three-Bedroom Semi-Detached Home | No Forward Chain | Sought-After Cul-de-Sac | South-West Facing Garden | Garage & Driveway

Situated in the highly desirable cul-de-sac of Lunn Avenue, Kenilworth, this extended three-bedroom semi-detached home offers generous and versatile living space, ideal for growing families. Offered with no forward chain, the property presents an excellent opportunity to acquire a well-loved home with scope to personalise and add value.

Set back from the road behind mature shrubs for added privacy, the property benefits from a driveway leading to the garage, complete with power supply and an electric roller shutter door.

Upon entering, a welcoming hallway provides access to a bright sitting room, a spacious kitchen/diner, and a convenient ground floor WC. To the rear, a substantial lounge/dining area enjoys an abundance of natural light, with patio doors opening directly onto a private, south-west facing garden—perfect for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, all featuring built-in storage, along with a family bathroom accessed from the landing.

Further benefits include double glazing and gas central heating throughout. With its generous layout, prime location, and excellent potential, this is a home that truly must be viewed to be fully appreciated.

£425,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- NO FORWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- BEAUTIFUL SOUTH/WEST FACING GARDEN
- SOUGHT AFTER LOCATION
- GARAGE & DRIVEWAY





## LOCATION

Situated on the West side of Kenilworth, only 0.7 miles to the centre of Kenilworth, this property is positioned within a 15 minute walk to all of the towns many conveniences. Also providing easy access to the A46 and connecting commuter network.

Kenilworth is an attractive and desirable Market town with a multitude of facilities many of which draw attention from far and wide. The Abbey Fields, Kenilworth Castle and the Old Town of of particular historical interest whilst practically, the town's Secondary School has an "Outstanding" Ofsted accreditation, whilst Clinton Primary School on Caesar Road is within a 5 minute walk and has been rated Outstanding by Ofsted.

Safe and quiet, the town has an abundance of Restaurants and good quality eateries, boasts the only local Waitrose Superstore as well as having many successful, local independent traders, yet this home is tucked away from the hustle and bustle!



## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lunn Avenue, Kenilworth





Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup> (excluding garage with power / light)

All measurements are approximate and for display purposes only

## CONTACT

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