BOOTHROYD
& Company

Herberts Lane, Kenilworth

£325,000

- 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

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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.

3 1 1 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.

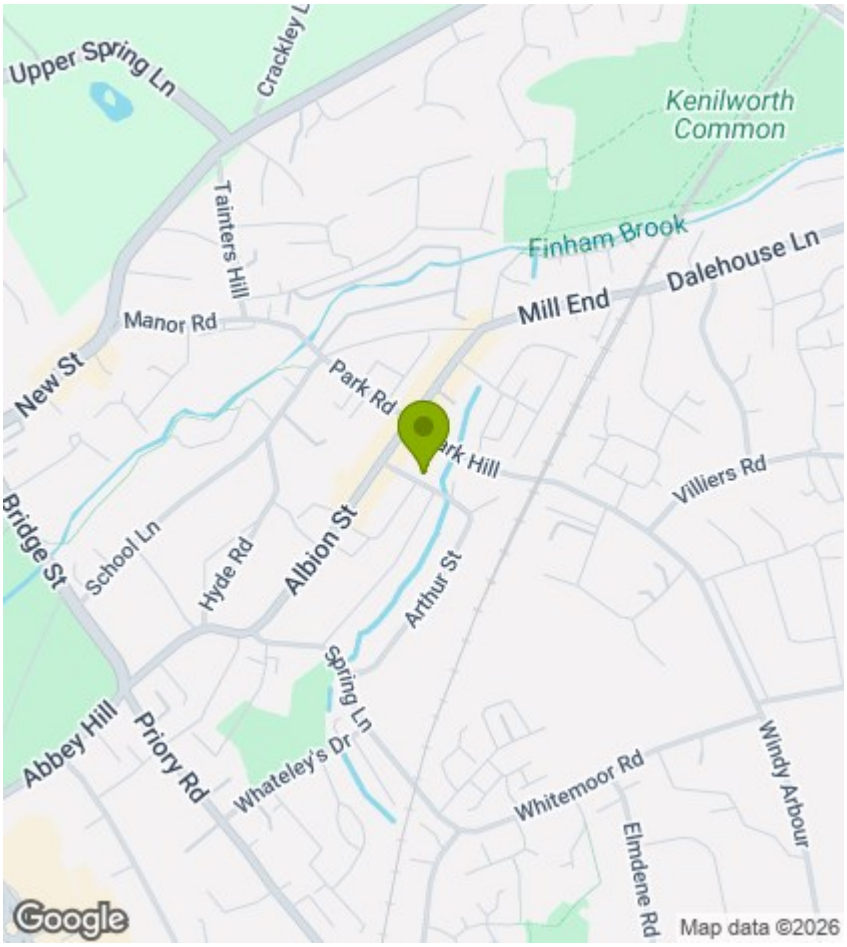
Services
All mains services are connected;
Mobile coverage

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.

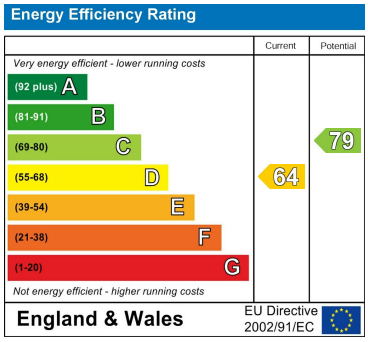


Viewings

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

EPC Rating:

D



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

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