



JULIE PHILPOT  
RESIDENTIAL



## 16 Lancaster Place | Kenilworth | CV8 1GL

A recently extended and modernised home which can only be appreciated by viewing. The present sellers have created a well planned home with the benefit of a full width rear extension to provide a large and modern open plan kitchen/diner with bi-fold doors, with double doors leading to the lounge and they have added a utility room, ground floor cloakroom and study/home office. On the first floor is the re-fitted bathroom with a separate shower and the three good size bedrooms. The property is set at the end of this cul de sac and has a generous front garden and sunny rear garden.

£359,950

- Recently Extended and Modernised Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Utility Room, Cloakroom & Home Office





## Property Description

### ENCLOSED PORCH

### ENTRANCE HALL

With understairs storage cupboard and radiator.

### CLOAKROOM

With w.c., wall mounted wash basin and radiator.

### STUDY/HOME OFFICE

7' 0" x 6' 8" (2.13m x 2.03m)

With radiator.

### LOUNGE

17' 9" x 10' 5" (5.41m x 3.18m)

With radiator, feature fireplace and double doors opening into the kitchen/diner.

### OPEN PLAN KITCHEN/DINER

22' 6" x 15' 3" (6.86m x 4.65m) Max

A superb open plan kitchen/diner/family room having been created by the present sellers with bi-fold doors leading to the rear garden, space for dining table and chairs and an extensive range of cupboard and drawer units. In the kitchen there is a four ring gas hob with extractor hood over and electric oven under, integrated dishwasher and housing for side by side tall fridge/freezer (the fridge/freezer may be available by separate negotiation) a one and a half bowl sink unit and plenty of worktop space which extends to also provide a breakfast bar. Two modern tall wall mounted radiators, two large domed roof light windows and door to:

### UTILITY ROOM

With space and plumbing for washing machine, space above for tumble dryer and built in tall storage unit to side.

### FIRST FLOOR LANDING

With smoke detector, storage cupboard housing Worcester gas boiler and access to roof storage space.

### BEDROOM ONE

11' 9" x 10' 3" (3.58m x 3.12m) Exc Wardrobes

Located to the front of the property with radiator and an extensive range of built in wardrobes providing ample storage.

## BEDROOM TWO

11' 1" x 8' 6" (3.38m x 2.59m) Exc Wardrobes

Also located to the front of the property with built in wardrobes and radiator.

## BEDROOM THREE

10' 8" x 8' 0" (3.25m x 2.44m) Max

This room is located to the rear of the house with garden views, a radiator, dimmer switch and storage alcove to side.

## BATHROOM

The bathroom has the added benefit of also having a separate shower enclosure with monsoon fixed head and hand held shower attachment plus folding screen door, a panelled bath with mixer tap/shower attachment, w.c., and pedestal wash basin. Heated towel rail and extractor fan.

## OUTSIDE

### FRONT GARDEN

There are good size gardens to the front and rear with the frontage being easy to maintain with stone chippings and a couple of shrubs.

## REAR GARDEN

The rear garden enjoys a sunny aspect has two patio areas to enjoy the sunshine, an area of lawn and timber fencing which forms the boundaries. There is a timber gate providing rear pedestrian access.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

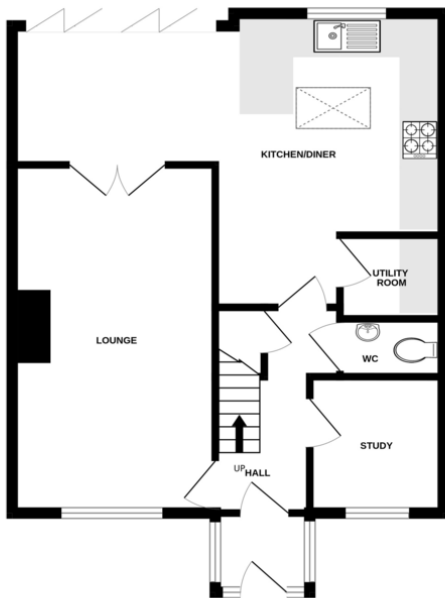
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

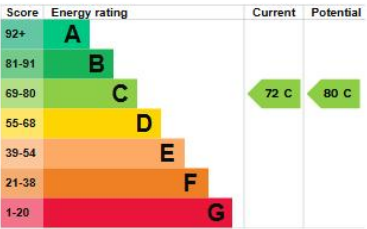


TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

This property's energy rating is C. 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