



JULIE PHILPOT  
RESIDENTIAL



## 27 Lunn Avenue | Kenilworth | CV8 1DS

£425,000

A spacious and extended three-bedroom semi-detached property, tucked away in a quiet cul-de-sac and ideally situated within easy walking distance of Clinton Junior School, making it an excellent choice for families. The well-planned accommodation comprises an open porch, reception hall, cloakroom, generous living room, extended dining/family room, fitted kitchen and separate utility room. To the first floor are three good-sized bedrooms and a family bathroom. Outside, the property enjoys a sunny aspect rear garden, complete with a summer house and garage/workshop. To the front is a driveway providing off-road parking together with a neatly laid out foregarden.

- Spacious Extended Semi-Detached Home
- Three Well Proportioned Bedrooms
- Lounge and Separate Dining/Family Room
- Fitted Kitchen and Utility Room
- Gas Central Heating and Double Glazing
- Viewing Recommended



## Property Description

### **RECESSED PORCH**

With recently installed composite front entrance door to:

### **ENTRANCE HALL**

Being naturally lit via side double glazed window and having radiator with decorative cover, wood laminate flooring and staircase to the first floor with useful understairs storage cupboard housing meters.

### **CLOAKROOM**

Having low level w/c, corner wash hand basin with tiled splashback, radiator and wood laminate flooring.

### **LOUNGE**

16' 4" max x 11' 11" (4.98m x 3.65m)

A spacious and light room with 'living flame' electric fire, TV aerial point, radiator with decorative cover, wood laminate flooring and door to:

### **EXTENDED DINING/FAMILY ROOM**

20' 10" x 9' 8" (6.35m x 2.95m)

With double glazed patio doors leading out to the attractive rear garden, radiator and wood laminate flooring.

### **FITTED KITCHEN**

12' 6" x 8' 5" (3.81m x 2.57m)

Fitted with a matching range of white wall and base units incorporating cupboards and drawers, complemented by rolled-edge work surfaces and an inset double-drainer sink unit with an extendable spray mixer tap. There is space for an electric cooker, ceramic tiling to the splashback areas, a radiator, and a sliding door leading to:

### **UTILITY ROOM**

8' 9" x 8' 5" (2.67m x 2.57m)

Fitted with a matching range of wall cupboards, together with space and plumbing for an automatic washing machine and additional space for further domestic appliances. Radiator, double glazed door and window overlooking and leading out to the rear garden.

### FIRST FLOOR LANDING

Being naturally lit via side double glazed window and having access to the insulated and boarded loft space and airing cupboard housing the 'Worcester Bosch' combination boiler.

### BEDROOM ONE

14' 11" x 11' 3" (4.56m x 3.44m)

A generous double bedroom featuring a radiator, built-in storage/wardrobe cupboard, and a comprehensive range of fitted bedroom furniture incorporating wardrobes with overhead storage, drawers, and a vanity/dressing table with drawer units.

### BEDROOM TWO

11' 3" x 10' 2" (3.44m x 3.11m)

Another double bedroom with rear garden views and radiator.

### BEDROOM THREE

10' 7" x 6' 9" (3.25m x 2.06m)

With over-stairs storage/wardrobe cupboard and radiator.

### BATHROOM

Fitted with a white suite comprising low level w/c, pedestal wash hand basin and panelled bath with mixer tap and curtain rail over. Part tiled walls and radiator.

### OUTSIDE

#### FRONT GARDEN

The neatly laid out fore garden incorporates a small lawn with well-stocked planted borders, featuring a variety of flowering plants and established shrubs.

### PARKING

A block-paved driveway to the front extends to the side of the property, providing off-road parking.

### REAR GARDEN

The attractive rear garden enjoys a sunny aspect and is neatly laid out with a paved patio/seating area leading to the shaped area of lawn with mature borders planted with a variety of flowering plants, trees and shrubs. Timber fencing form the boundaries and there is a side gate providing access to the garage/workshop and front of the property.

### GARAGE/WORKSHOP

16' x 8' (4.88m x 2.44m)

With single timber door, power and light.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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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.](#)

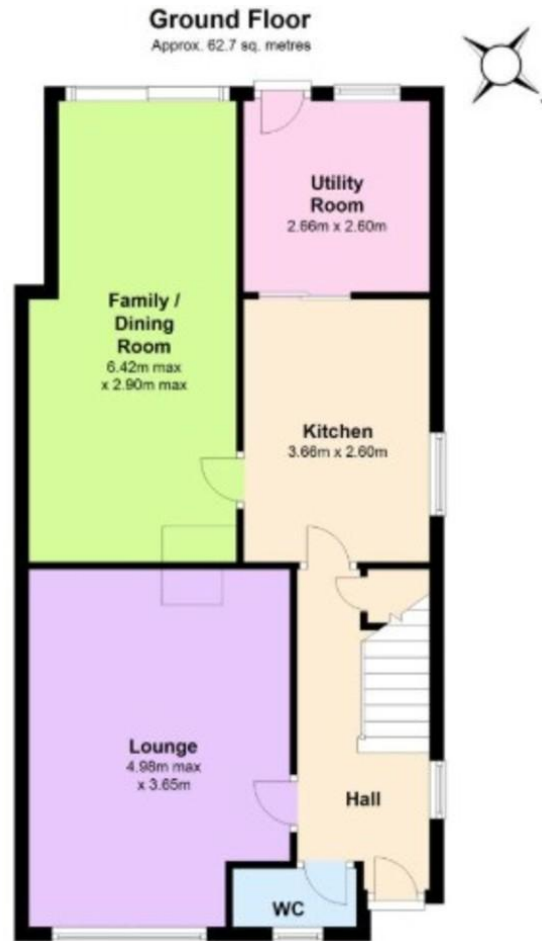
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

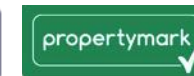
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



Total area: approx. 109.9 sq. metres



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