



# Maple Lane Burton Green Kenilworth CV8 1TP

for sale offers over  
**£350,000**



## Property Description

Situated in Burton Green, Kenilworth, a sought-after village setting with easy access to countryside walks and green spaces, local train stations with links to Coventry and Birmingham, nearby amenities in Kenilworth and Balsall Common. quiet residential lane, offering a balance of rural charm and commuter convenience. briefly comprising guest cloakroom, lounge, kitchen/diner, three bedrooms with ensuite to master and family bathroom, in addition, there is a driveway providing off road parking for two cars and private rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, storage cupboard and Amtico flooring.

## Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin and obscure glazed window to the front.

## Lounge

15' 1" x 11' ( 4.60m x 3.35m )

Window to the rear, patio door leading to garden, Amtico flooring.

## Kitchen / Diner

16' 4" Max x 12' 3" Max ( 4.98m Max x 3.73m Max )

Fitted with a range of high gloss base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and grill with gas hob and cooker hood above, integrated washing machine and slimline dishwasher, fridge freezer, space for dining table, Amtico flooring, window to the front and understairs storage.

## First Floor Landing

Staircase rising from the hallway, storage cupboard, loft hatch giving access to roof space with ladder.

## Master Bedroom

11' 6" Max x 11' 2" ( 3.51m Max x 3.40m )

Two built in wardrobes providing hanging and shelving space, window to the rear.

## Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan, heated towel rail and obscure glazed window to the rear.

## Bedroom Two

10' 6" x 7' 8" ( 3.20m x 2.34m )

Window to the front.

## Bedroom Three

7' 1" x 7' ( 2.16m x 2.13m )

Window to the front.

## Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over, extractor fan, heated towel rail and obscure glazed window to the side.



## Outside

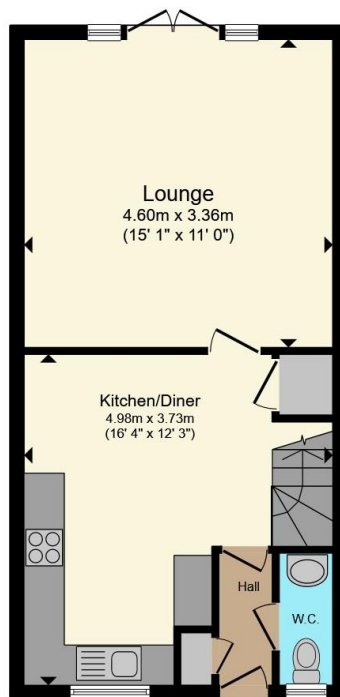
### Front Of Property

To the front of the property there is a driveway providing parking for two cars, with gated side access to the rear garden.

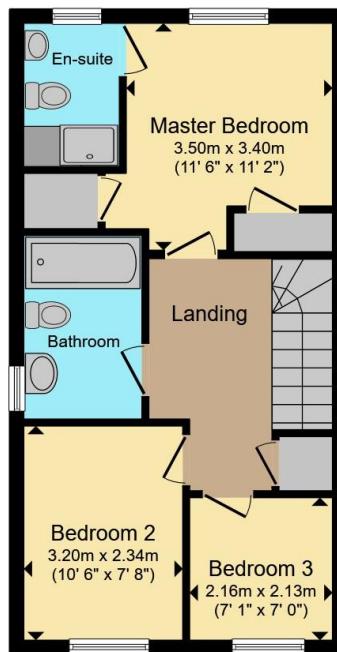
### Rear Of Property

Private rear garden laid to law with patio area.





**Ground Floor**



**First Floor**

Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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150 Station Road Balsall Common  
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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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