BOOTHROYD
& Company

Barrowfield Lane, Kenilworth

£499,950

- Extended Town Centre Four Bedroom Detached House
- Enclosed Porch & Reception Hall
- Kitchen To Front
- Utility/W.C & Integral Garage
- Family Bathroom
- No Onward Chain
- Energy Rating D - 65
- Lounge & Separate Dining Room
- Four Bedrooms, Main With En-suite
- Warwick District Council Tax Band F

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Barrowfield Lane, Kenilworth, CV8 1EP

This spacious, extended four-bedroom detached house, located at Number 16 Barrowfield Lane, is a 1960s-style property set very close to the main town center and within walking distance of the beautiful Abbey Fields. Offered with no chain, this well-positioned home features gas heating and double glazing.
The layout briefly includes: an enclosed porch, a reception hall, a fitted kitchen at the front, a separate dining room, and a living room at the rear. Additionally, there is a utility room and a W.C. On the first floor, the main bedroom comes with a dressing area and an ensuite bathroom, along with three further bedrooms and a family bathroom.
Outside, there is a private, manageable rear garden and an integral garage. The good-sized front garden provides parking space for two to three cars. Early viewing is highly recommended.

4 2 2 D - 65 Council Tax Band: F

Approach
Over a block paved driveway to a

Enclosed Porch
UPVC double-glazed porch with full-height ceramic tiling on the floor, wall light, and an internal paneled opaque-glazed door.

Reception Hall
Featuring original wood strip flooring, a ceiling light, a smoke alarm, a radiator, and a useful under-stairs storage cupboard, with a door leading to the

Fitted Kitchen
The kitchen is fitted with a range of beech-effect wood grain base and wall units, complemented by marble-effect rounded edge work surfaces. It features a one-and-a-half bowl granite composite sink with a chrome mixer tap, and ceramic tiling on the splashback. The integrated appliances include an AEG assisted oven and grill, an AEG microwave combi above it, a Whirlpool drawer-style dishwasher, and an integrated fridge and freezer. The four-ring AEG induction hob is equipped with a concealed illuminated extractor hood above. Additionally, there is a small peninsula breakfast bar, a roller display cabinet, and a cupboard that conceals the Worcester Greenstar gravity-fed boiler with a timer control clock. The floor is tiled with ceramic tiles, and there is a double-glazed window at the front.

Dining Room
The room features double-glazed windows on the front and side, a ceiling light, and a radiator.

Living Room
The room features a double-glazed window and a door leading to the rear, along with coving, four wall lights, and a TV point.

Inner Lobby
With an opaque double-glazed window to the side, there is an LED ceiling light, a vinyl floor, a step down, and a door leading to the

Utility Room
With a radiator, ceiling strip light, and space for plumbing, there is a single drainer stainless steel sink with a cupboard below, leading to a door

Rear Lobby
There is a double-glazed window facing the garden, along with a door leading to the garage.

Cloakroom W.C.
Featuring a low-level W.C., a corner wash hand basin with a tiled splashback, an opaque double-glazed window to the rear, a radiator, a ceiling light, and a vinyl floor.

Spli Level First Floor Landing
Featuring a matching bannister rail and spindles, a useful storage cupboard, an airing cupboard housing the lagged copper cylinder and slatted shelving, ceiling light, radiator, smoke alarm, and a double-glazed window to the side, leading to a step across and door to

Double Bedroom One
With dual aspect and double-glazed windows at the front and rear, there is a radiator, ceiling light, coving, and built-in wardrobes along one wall with sliding mirrored doors, leading to an arch.

Dressing Area
With a double-glazed window at the rear, coving, a ceiling light, access to the roof space, and a door leading to

Ensuite
Bathroom featuring a low-level W.C., a vanity wash hand basin, a walk-in shower cubicle with a mains-fed shower and a bi-folding shower screen. The walls are ceramic tiled, and the floor is vinyl. There is a radiator and an opaque double-glazed window to the rear.

Double Bedroom Two
There are two double-glazed windows at the rear, built-in wardrobes along one wall with hanging space and shelving, along with two ceiling lights and coving.

Double Bedroom Three
Featuring a double-glazed window at the front, a radiator, a ceiling light, and built-in dark wardrobes along one wall with hanging space and shelving.

Bedroom Four
The room features a double-glazed window at the front, a radiator, and a ceiling light.

Family Bathroom
The bathroom features a three-piece white suite, which includes a low-level WC, a pedestal hand basin, and a panelled bath with a central chrome mixer tap and a Triton electric shower above. The walls and floor are adorned with ceramic tiling, and there are two opaque double-glazed windows on the side. Additional amenities include a Dimplex electric convection heater and a mirrored vanity cabinet.

Integral Garage
Electric roller shutter door at the front with power, light, and a workbench included.

Rear Garden
The property is fully enclosed by perimeter fencing and features a raised patio. There is a small inset lawn surrounded by established flower borders filled with a variety of shrubs and plants. Additionally, there is a timber shed and useful side access through a gate. At the rear, the property is not overlooked and offers a view of other established gardens.

Front
At the front of the property is a block-paved driveway with parking for two to three cars, an inset lawned front garden with a low-level front wall, and established borders with shrubs to the side.

Tenure
The property is freehold.

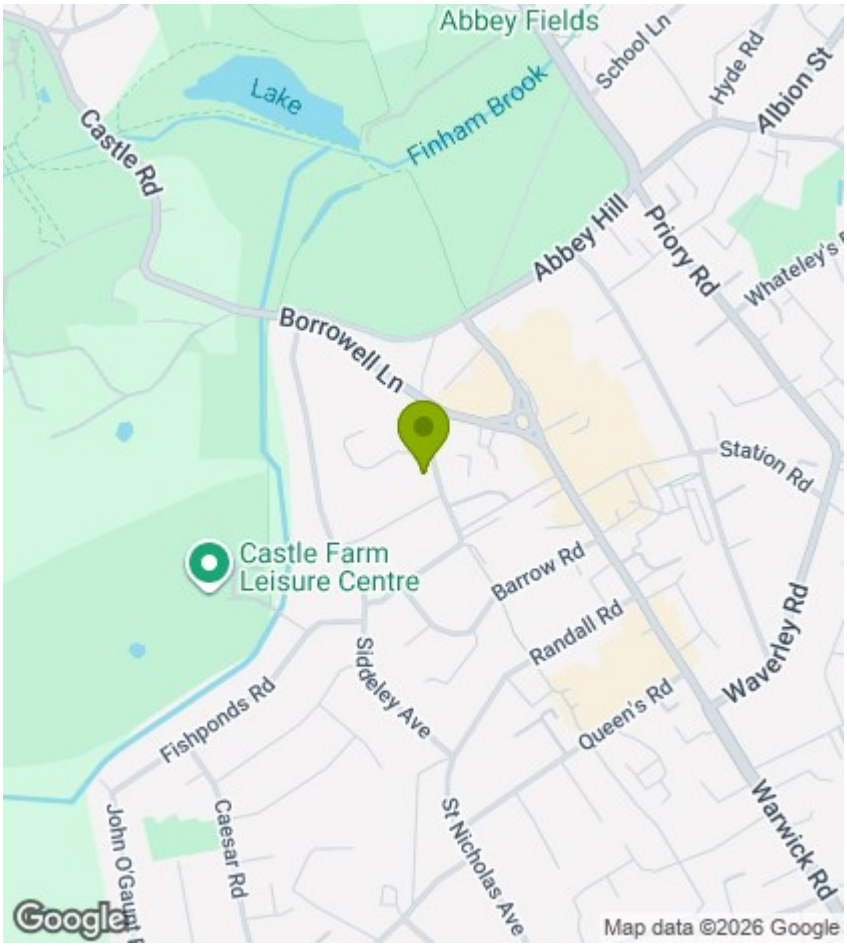
Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 Mbps
Superfast
126 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

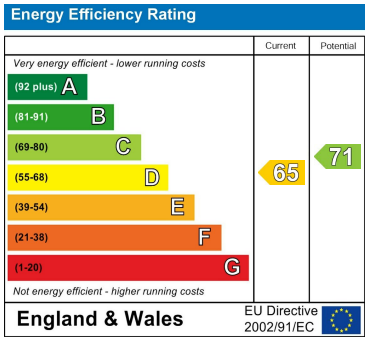


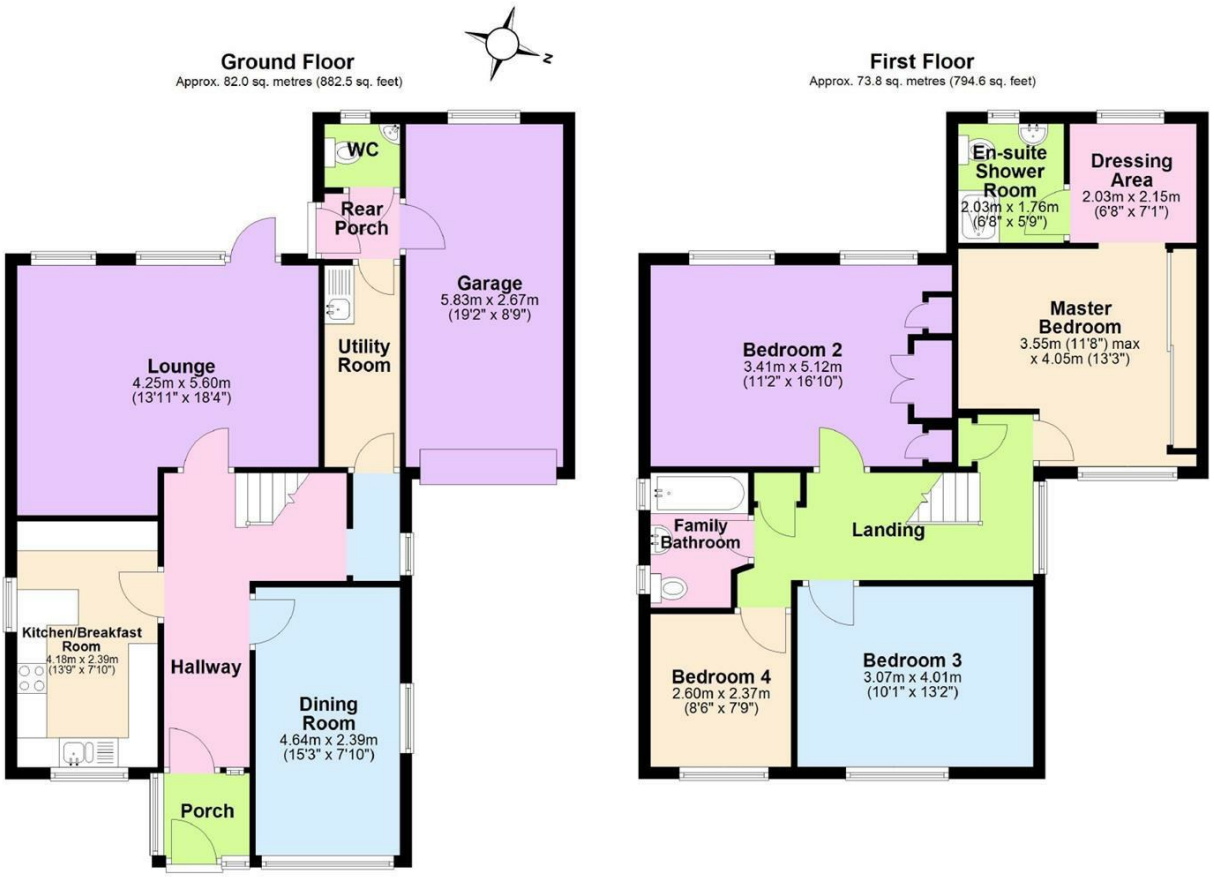
Viewings

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

EPC Rating:

D





Total area: approx. 155.8 sq. metres (1677.1 sq. feet)

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