BOOTHROYD
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Red Lane, Burton Green, Kenilworth

Offers In The Region Of £685,000

- Individual Three Bedroom Detached Bungalow
- L Shaped Reception Hall
- Living & Dining Room
- Thee Double Bedrooms - 1 With Ensuite W.C.
- 1/3 acre Garden Plot, Single garage & Large Driveway
- Large Driveway Approach
- Energy Rating D
- Fiited Kitchen
- Three Piece Bathroom
- Warwick District Council Tax Band F

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Red Lane, Kenilworth, CV8 1PB

An attractively substantial 1960s three double-bedroom detached bungalow set in approximately 1/3 acre of grounds, with considerable potential for a loft conversion and extension capability. The property boasts a large garden to the rear and a substantial front driveway with a turning circle. This centrally heated, double-glazed, spacious bungalow offers well-planned accommodation, including an enclosed front porch, a large central entrance hall, a living room, a dining room, a fitted kitchen, three double bedrooms, a bathroom, a separate en-suite W.C., and an integral garage. Early viewing is advised.

3 1 2 D - 55 Council Tax Band: F







Approach
Over a large tarmacadam in-and-out driveway, to a UPVC front door into the

Hall
With a frosted window to the front, a door to the side, wood laminate flooring, a ceiling light, and a smoke alarm. There is a useful cloaks cupboard with hanging space and a shelf. An internal glazed door leads into the inner hall, which provides access to an insulated and boarded loft space with a retractable ladder, as well as a further storage cupboard with a shelf. Bedrooms and the bathroom are off this hall.

Dining Room
3.44m x 2.38m (11'3" x 7'9")
Double door into the dining room. With wood laminate flooring, coving, ceiling light, radiator, window overlooking the garden opening to the

Lounge
5.65m x 3.65m (18'6" x 11'11")
With dual aspect window to front, radiator and wood laminate flooring, onto sliding patio doors overlooking the attractive rear garden, living flame effect electric coal fire with granite inset and heath with composite stone hearth and surround.

Kitchen
3.91m x 3.95m (12'9" x 12'11")
This kitchen is comprehensively equipped with a variety of white wood-fronted base and wall units that feature brushed steel handles. It includes black granite-effect work surfaces with rounded edges, a one-and-a-half bowl white composite sink with a chrome mixer tap, and a Belling range cooker set in an inglenook.
There is also space for a separate under-counter fridge and freezer, as well as an integrated dishwasher. The kitchen has ceramic tiling for the splashback, a peninsula bar with a breakfast stool, and space with plumbing for a washing machine. Additional features include vinyl flooring, coving, and a stylish ceiling light.

Double Bedroom One
3.92m x 3.36m (12'10" x 11'0")
With a window to the front, radiator, coving, feature bed space illuminated alcove with fitted mirror.

Double Bedroom Two
3.38m x 3.38m (11'1" x 11'1")
With a window to rear, radiator, ceiling light, coving, built in wardrobe with hanging rail and shelf, door to

Ensuite W.C.
With a low level w.c, wall-mounted hand basin with tiled splashback, heated electric towel rail, vinyl tiles and a frosted window to the rear.

Bedroom Three
3.36m x 3.32m (11'0" x 10'10")
With a window to the front, a ceiling light, a radiator and a built-in in wardrobe with hanging and shelf over.

Bathroom
The bathroom features a three-piece white suite, which includes a low-level WC, a vanity wash hand basin with a cupboard beneath, and a central mixer tap. There are also convenient cupboards on either side of the mirror. The panelled bath is equipped with a fitted glazed shower screen and a mains-fed shower. Additionally, there is a decorative illuminated glazed alcove, ceramic tiling on the floor and walls, and an LED ceiling light.

Garage
4.89m x 2.76m (16'0" x 9'0")
With an electric roller door to the front with power and light connected, a window and door to the side, wall wall-mounted electric isolation unit, plus the electric and gas meters, an Integas combination boiler servicing the hot water and central heating.

Rear Garden
Sat in approximately 1/3 acre the garden is a real feature of the property, fully enclosed by perimeter fencing and hedging the gardens offers a good degree of privacy and is not overlooked, There is a full width patio, useful wide side gated access pathway to the rear raised composite deck ideal for summer sitting, there is a timber shed, brick store and a greenhouse.

Front
To the front of the property, there is a good size in out tarmacaden driveway with a central circular turning circle. Parking for several cars is available.

Tenure
The property is Freehold.

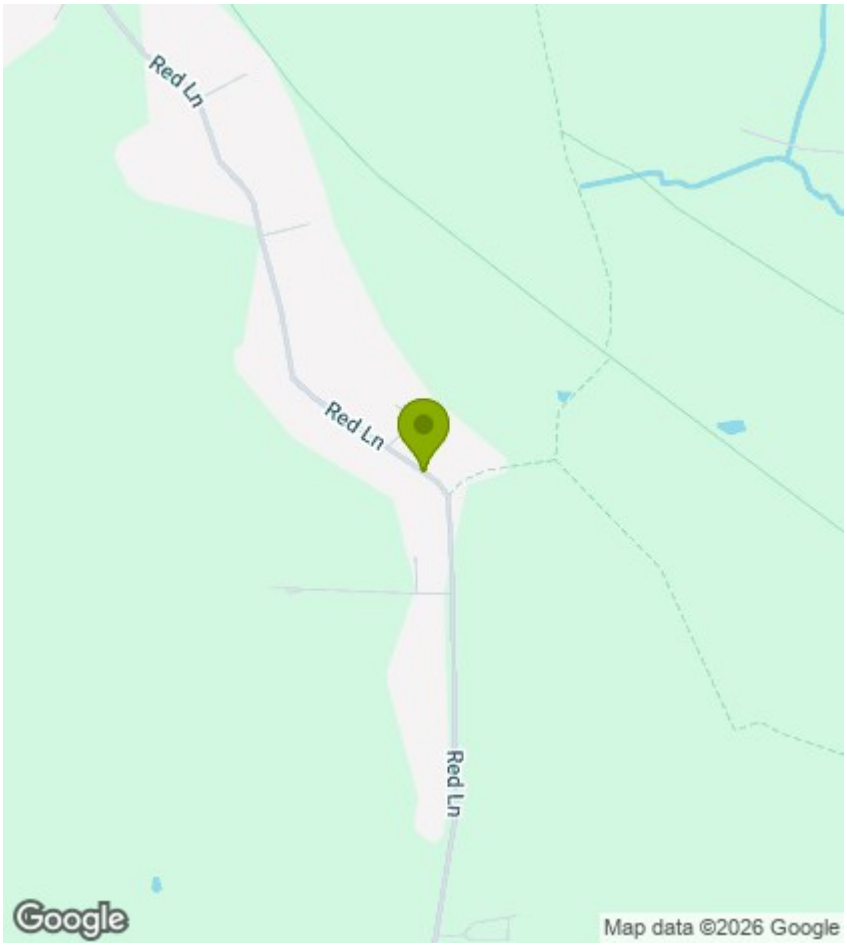
Services
Mains gas and electric services are connected, there is a septic tank for sewage waste;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

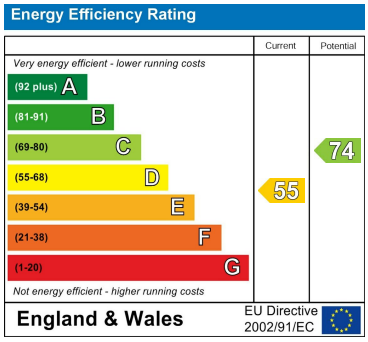


Viewings

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

EPC Rating:

D





Total area: approx. 124.5 sq. metres

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