



## 151 CLINTON LANE

KENILWORTH, CV8 1AY

- LARGE PLOT • BACKS ONTO WOODLAND • DRIVEWAY WITH 3+ SPACES • GARAGE • SOUTH WEST FACING GARDEN • KITCHEN&DINER TO REAR • EXCELLENT FURTHER POTENTIAL • REAR OFFICE&GYM&WORKSHOP • EPC RATING D • COUNCIL TAX BAND D





**E** ELIZABETH  
DAVENPORT

## THE PROPERTY

1930s DOUBLE BAYED SEMI DETACHED HOUSE ≈ FABULOUS SOUTH FACING PEACEFUL NATURED FILLED PRIVATE GARDEN REAR GARDEN WITH OFFICE≈STUDIO ≈ THREE BEDROOMS ≈ OPEN PLAN KITCHEN AND FAMILY ROOM ≈ MUST BE VIEWED

A delightful period 1930s semi detached house in a popular location very close to both Kenilworth Castle, and open countryside within a good walking distance of great local schools and Kenilworth Old Town with its various eateries, pubs and coffee shops.



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## THE LOCATION

The property is set back from the road with a good sized fore garden, and a block paved driveway with parking for several vehicles, and access to the garage.

In brief the accommodation comprises, entrance hallway with staircase leading to the first floor, cloakroom with w.c, lounge to the front elevation with a feature brick fireplace and bay window. The main focal point of the house is a good sized lounge with a feature fireplace.

The lounge opens into the open plan kitchen and family area, which is to the rear of the house with lovely views over your rear garden and woodland beyond. The kitchen is fully fitted with built-in appliances, including oven and hob and dishwasher. From the kitchen you have a door leading into the garage, which is perfect for storage, and housing the combination boiler, with plumbing and power and light.

To the first floor accommodation you have a split level landing, with loft hatch and ladder to a partially boarded loft with power and light. Bedroom one to the rear elevation has the most amazing views over the garden and the woodland beyond with an extra wide double glazed door with side windows.

# THE FLOORPLAN

