



## Glasshouse Lane, Kenilworth

Offers Over £650,000

- Individual 1938 Detached House
- Open Porch, Reception Hall
- Energy Rating D
- Utility Room
- Three First Floor Bedrooms & Shower Room
- Impressive Driveway Approach
- Impressive Lounge With Dining Room
- Refitted Breakfast Kitchen
- Ground Floor Reception/Bedroom Four
- Detached Double Garage & Attractive Gardens

# Glasshouse Lane, Kenilworth CV8 2AL

An individual quality detached chalet style house built in 1938, situated on a plot approaching 1/4 of an acre with attractive gardens to front side and rear. The property is situated on popular Glasshouse Lane and offers delightful walks to open countryside yet within easy access to Schools and all the Town Centre facilities and amenities, also the A46 bypass with its excellent communication links. The newly double glazed gas centrally heated property offers flexible spacious accommodation with a newly fitted kitchen and requires internal inspection. The accommodation comprises; open porch, reception hall, living room, study/bed 4, dining room, breakfast kitchen, utility, ground floor bathroom. To the first floor there are three further bedrooms and shower room. Outside is a detached double garage and attractive gardens to four sides with impressive large driveway parking.



Council Tax Band: E



## The Property

An individual quality detached chalet style house built in 1938, situated on a plot approaching 1/4 of an acre with attractive gardens to front side and rear. The property is situated on popular Glasshouse Lane and offers delightful walks to open countryside yet within easy access to Schools and all the Town Centre facilities and amenities, also the A46 bypass with its excellent communication links. The newly double glazed gas centrally heated property offers flexible spacious accommodation with a newly fitted kitchen and requires internal inspection. The accommodation comprises; open porch, reception hall, living room, study/bed 4, dining room, breakfast kitchen, utility, ground floor bathroom. To the first floor there are three further bedrooms and shower room. Outside is a detached double garage and attractive gardens to four sides with impressive large driveway parking.

### Open Porch

Full width open veranda style pitched full width porch with timber pillars. New double glazed composite front door with matching double glazed opaque leaded insets into the

### Reception Hall

L shaped reception hall with radiator, ceiling light, picture rail, ceiling beams, smoke alarm. Door to the

### Lounge

16'11" x 18'0"

Attractive lounge with dual aspect large walk in leaded double glazed bay window to side with leaded double glazed window overlooking the attractive rear garden, two radiators, feature ceiling beams with inset living flame effect coal gas fire with decorative stone composite surround mantel inset and heath, t.v point, glazed window into conservatory, picture rails, stairs rising to the first floor.

### Dining Room

17'5" x 9'3"

Extended dining room with double glazed French doors onto the patio, two ceiling lights, two radiators, built in shelving and cupboards, large walk in storage cupboard/ cloakroom with shelving, hooks, light, and the alarm.

### Conservatory

8'8" x 8'9"

With panelled and glazed door from the dining room,

quarry tiled floor, surrounding full height double glazed windows and French doors onto the rear garden, pitched polycarbonate roof, radiator and shelving.

### Kitchen

12'4" x 7'4"

Comprehensively refitted kitchen with quality grey wood grain effect sunken handles matching base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated eye level whirlpool double fan assisted oven with grill, under counter fridge and freezer, slimline dishwasher, four ring hob with concealed illuminated extractor hood above, under-pelmet lighting, LED downlighting, ceramic tiling to floor opening to the

### Breakfast Area

11'6" x 8'6"

With additional base and wall units, space for large breakfast table, double glazed window to rear and side, ceramic tiling to floor, LED downlighters, and under pelmet lighting, radiator, door to the

### Utility Room

7'4" x 8'2"

With double glazed windows to both sides with door, fitted base unit with single drainer stainless steel sink, space and plumbing for washing machine and separate dryer, space for large upright fridge freezer, vinyl flooring, ceiling strip light, wall mounted Valliant combination boiler servicing the hot water and central heating, electric isolation unit and wall mounted electric and gas meters.

### Study/Bedroom Four

9'4" x 11'11"

With leaded double glazed window to front, coving, ceiling light, radiator, range of matching built in wardrobes with hanging and shelving with useful high level cupboard ps shd shelving, radiator.

### Bathroom

With a three piece suite with low level w.c, vanity wash hand basin with cupboards below, radiator, ceramic tiling to floor and walls, mains fed shower over bath with shower rail.

### First Floor Landing

With ceiling light, smoke alarm, leaded double glazed dormer window to front, inner landing with radiator leading to bedroom three and shower room.

### Bedroom

13'10" x 14'6"

With leaded double glazed dormer window to front, radiator, built in wardrobes to one wall with hanging and shelf with cupboard above.

### Bedroom

14'6" x 11'6"

With leaded double glazed dormer window to side, ceiling light, radiator and access to useful eaves storage.

### Bedroom

7'11" x 15'11"

With two Velux windows into eaves restriction with space for suitcase storage, ceiling light.

### Shower Room

With a three piece white suite with a low level w.c, pedestal wash hand basin, walk in shower cubicle with mains fed shower with ceramic tiling to walls and Velux window, radiator, ceramic tiling to floor, extractor fan and ceiling light.

### Rear Garden

To the rear of the garden is attractively planted and stocked borders with central lawn and block edge Cotswold stone patio and pathway wrapping around the property. To the side there are raised vegetable planters with timber shed and green house, water but and outside lighting, garden pond, useful side gated access to either side with gate leading to the

### Double Garage

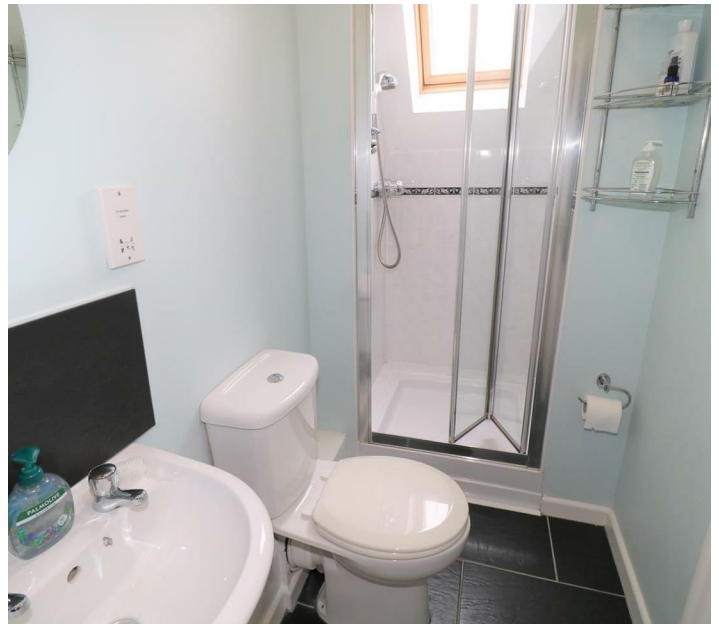
With twin electric roller doors to front, power and light connected.

### Front

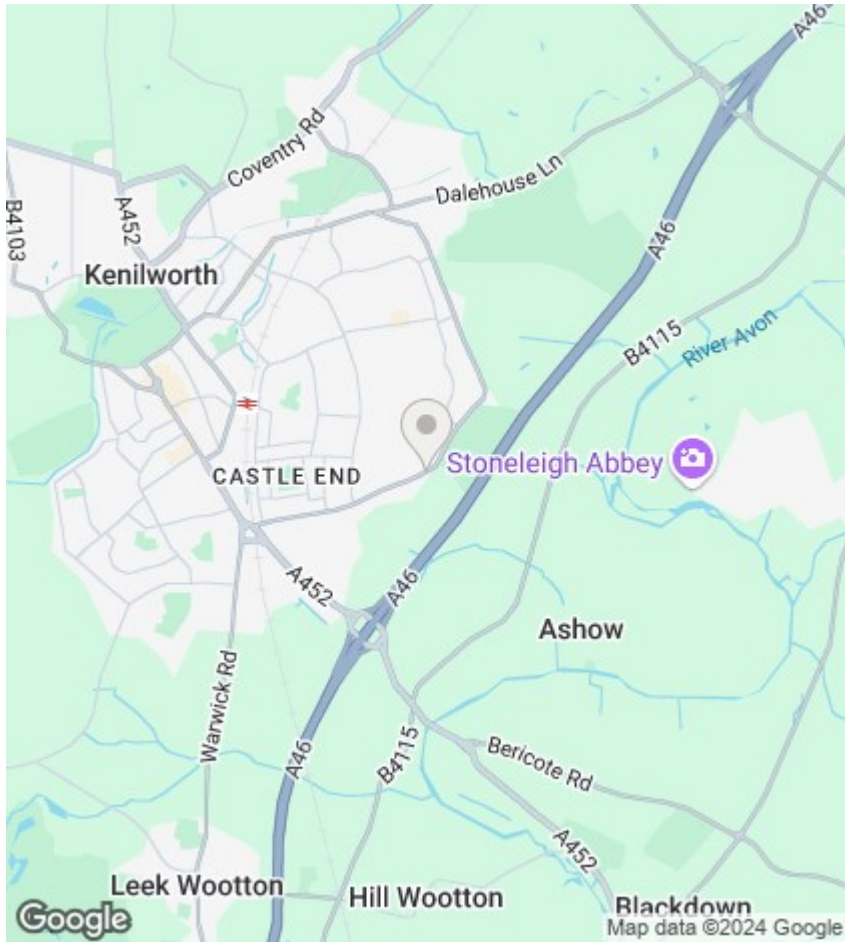
The front is a real feature of the property with a large gravelled driveway with parking for several vehicles, large lawned fore garden, beautifully stocked with a good variety of shrubs plants and mature fir tree.

### 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:

| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>59</b> | <b>78</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



Total area: approx. 186.3 sq. metres