



BOOTHROYD  
& Company



## School Lane, Kenilworth

Offers In The Region Of £675,000

- Five Bedroom Modern Detached House
- Open Porch & Hall
- Living Room With Feature Fireplace
- Utility & Cloakroom
- South West Facing Garden & Garage
- Located Close To The Beautiful Abbey Fields & Kenilworth Old Town
- Energy Rating C - 71
- Quality Kitchen/Dining Room With Appliances
- Five Bedrooms & Two Bathrooms Over Two Floors
- Planning Permission Granted for A Side Extension

# School Lane, Kenilworth CV8 2GT

An impressive extended modern five bedroom detached house in a delightful location close to Old Kenilworth and a short walk from the beautiful Abbey Fields. Comprehensively refitted throughout by the current owners and benefiting from a sunny south westerly facing rear aspect. The accommodation comprises: open porch, reception hall, living room with feature fireplace, open plan dining kitchen with quality kitchen appliances, separate utility and w.c, integral garage. To the first floor there are four bedrooms a quality refitted en suite bathroom as well as a luxury family bathroom. Outside there is a manageable sunny rear garden with driveway parking for up to three cars. Additionally to the side there is planning permission granted for a two storey or single storey extension.



5



2



2



C

Council Tax Band: F



## Approach

Approach over a tarmacadam driveway to a open porch with tiled step, outside lantern panelled and glazed door into the

## Reception Hall

With radiator, inset matting, travertine flooring stairs to the first floor with useful storage cupboard with hanging and shelf, door to

## Lounge

16'3" x 11'6"

With double glazed window to the front, radiator and a feature gas fire with marble composite inset and hearth with cream wood mantel and surround, coving, two ceiling lights.

## Kitchen/Dining Room

14'2" x 19'2"

Comprehensively refitted with a range of matching cream and grey wood grain effect base and wall units with 30mm Gem stone work surfaces with matching upstands and peninsula bar with cupboards below, brick bond style ceramic tiling to splashback, integrated appliances to include electric double oven with grill, integrated five ring gas hob with illuminated stainless steel extractor over, integrated fridge freezer and additional integrated under counter fridge, kick board fan heater, one and a half bowl stainless steel sink with chrome mixer tap and an integrated dishwasher, travertine flooring, double glazed window to the rear, sliding patio door to the garden and a door to the utility room, space for good size breakfast or dining table, coving, vertical radiator, picture rail, door to the

## Utility Room

Fitted with a range of matching cream wood grain fronted base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink with chrome mixer tap and space and plumbing for a washing machine and a tumble dryer, travertine flooring, brick bond style ceramic tiling to the splash back, double glazed door to the garden, coving, ceiling light, door to the

## Cloakroom

With a refitted two piece white suite with low level w.c, wall mounted wash hand basin with tiled splash and chrome mixer tap, opaque double glazed window to side, coving, ceiling light, travertine flooring.

## First Floor Landing

Split level landing with double glazed window to the side, main landing with built in storage cupboard with slatted shelving, radiator and stairs to the second floor, ceiling light and smoke alarm.

## Principal Bedroom

12'2" x 12'1"

With double glazed window to front with open views, radiator, built in double wardrobes to one wall with hanging and shelving, door to

## En-Suite

With a refitted three piece white suite with panelled bath and chrome mixer tap with electric shower and fitted shower screen, low level w.c, vanity wash hand basin with cupboard below, heated chrome towel rail, opaque double glazed window to side, ceramic tiling to walls and coving.

## Double Bedroom Two

9'3" x 10'2"

With double glazed window to the front, radiator, built in wardrobes to one wall with hanging and shelving, coving, ceiling light.

## Bedroom Three

9'4" x 9'10"

With double glazed window to rear, radiator, coving, built in triple wardrobes with hanging and shelving, ceiling light.

## Bedroom Four

9'6" x 8'10"

With double glazed window to rear, radiator, ceiling light, coving.

## Family Bathroom

Refitted with a three piece white suite with encased low level w.c panelled bath with electric shower over and a mixer tap with fitted shower screen, vanity sink with mixer tap, heated chrome towel rail, opaque double glazed window to rear, porcelain tiles to floor and walls, coving.

## Second Floor Landing

Split level landing with double glazed window to side, ceiling light, smoke alarm.

## Double Bedroom Five

13'9" x 14'8"

Door to bedroom five with two Velux roof windows, radiator, eaves storage, spacious walk in storage cupboard with Velux window and the potential to create an en-suite here. Note this room is currently being used as an additional sitting/TV room.

## Garage

17'2" x 7'9"

Integral single garage with metal up and over door to front.

## Rear Garden

An attractive feature of the property with central lawn, path and patio area, well stocked boarders with a variety of shrubs and plants, outside tap, and courtesy lighting, fully enclosed

by perimeter fencing. The garden benefits from a sunny South West facing aspect with secure side gated access and good size timber shed to the other side.

### Front

To the front of the property there is a tarmacadam driveway with parking for three cars with a raised planted bed to the side, access to the rear garden via a wooden gate.

### Tenure

The property is freehold.

### Services

All mains services are connected.

### Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

79 Mbps

Satellite / Fibre TV Availability

BT

Sky

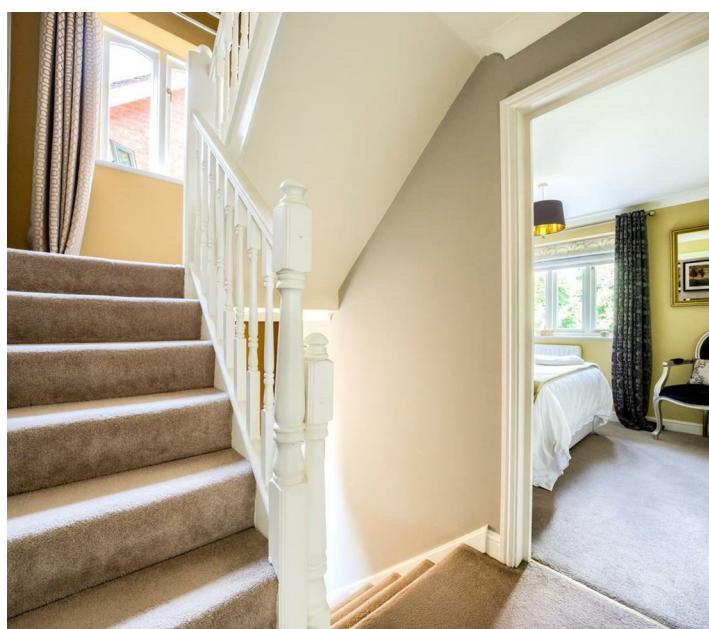
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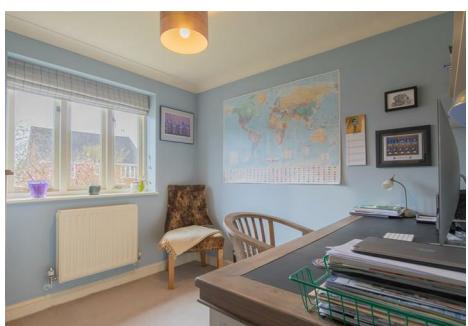
### Planning Permission

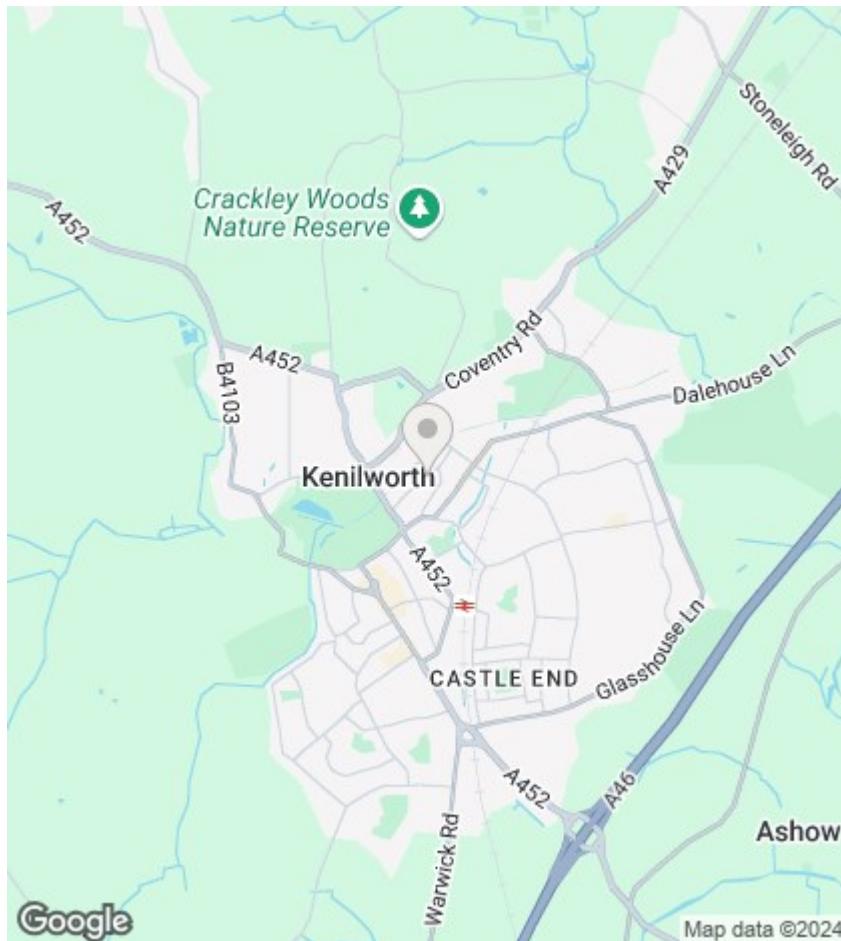
There is planning permission granted for both a side single and double story extension - plans are available on request.

### 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:

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 71      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |

