



BOOTHROYD  
& Company



## Glebe Crescent, Kenilworth

£555,000

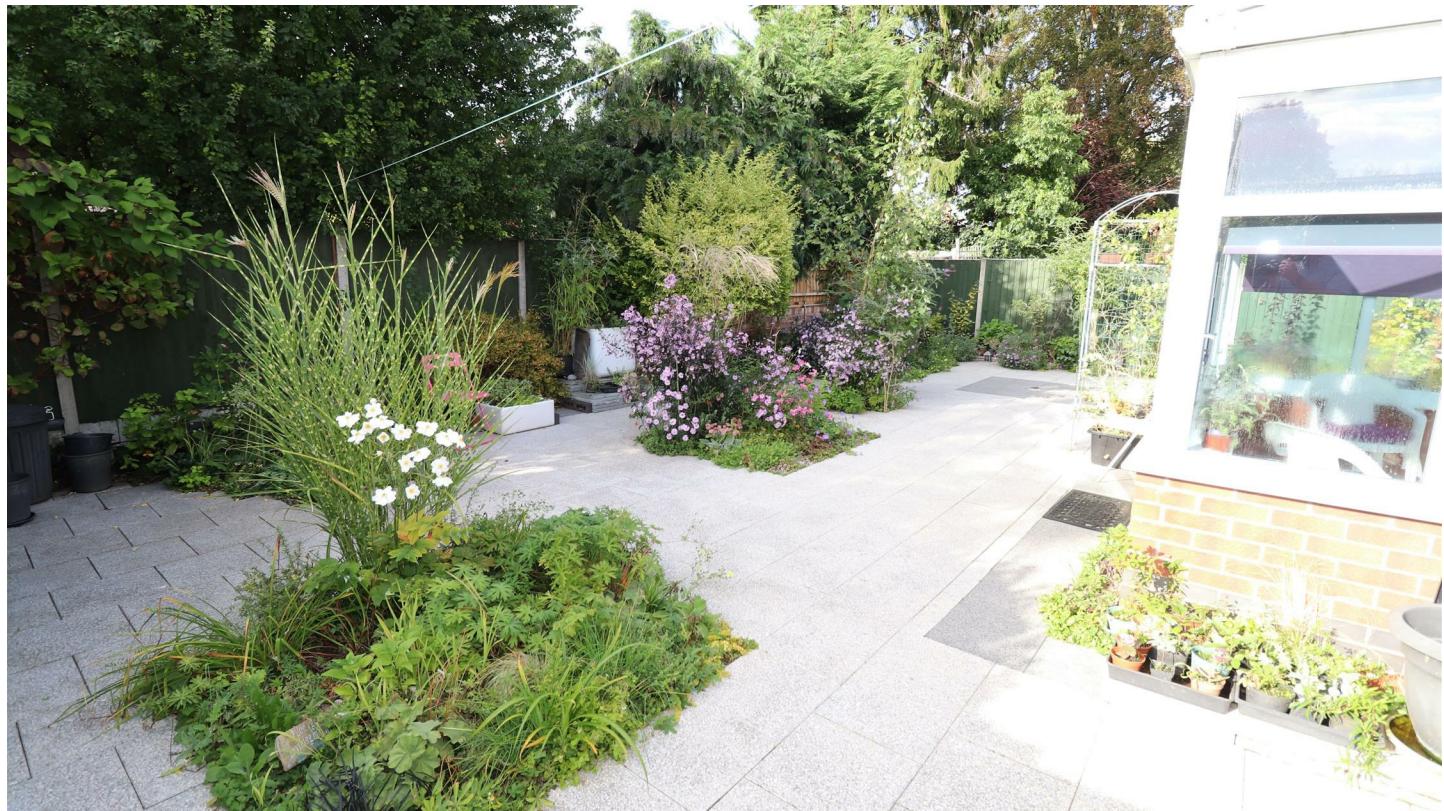
- Detached Two Bedroom Bungalow
- Refitted Kitchen & Shower Room
- Dining Room & Conservatory
- Garage & Driveway Parking
- Cul-De-Sac Close To Town
- Enclosed Porch & L Shaped Hall
- Energy Rating D - 67
- Attractive Low Maintenance Rear Garden
- Modern Gas Central Heating & Double Glazing
- Warwick District Council - Tax Band E

# Glebe Crescent, Kenilworth CV8 1JA

A well situated and sought after quality refitted detached bungalow in a cul-de-sac location within easy walking distance of Kenilworth Town Centre with its full range of facilities and amenities. This quality bungalow has double glazing and modern gas central heating, spacious accommodation with a delightful westerly facing enclosed paved rear garden, as well as a driveway to an integral single garage and offers: enclosed porch, L shaped reception hall with built-in airing cupboard and cloaks cupboard, large lounge opening to separate dining room, conservatory, quality refitted kitchen with integrated Siemens appliances, two double bedrooms, both with built in wardrobes, refitted new luxury shower room and delightful gardens.



Council Tax Band: E



## Approach

Approached over a split level block paved driveway with slope to uPVC twin double glazed frosted and leaded doors into the

## Enclosed Porch

With ceiling light, vinyl flooring, uPVC double glazed internal door with matching leaded and double glazed insets either side into the

## Reception Hall

With LED down lighters, radiator, wood laminate flooring, Honeywell temperature control clock for the central heating, door to the airing cupboard housing the Vaillant combination boiler servicing the hot water and central heating system which is vented through the roof space, slatted shelving, power point, further cloaks cupboard with hanging, shelving and coat hooks, access to insulated loft space and light connected.

## Lounge

16'0" x 15'4"

With large double glazed window overlooking the rear garden, coving, ceiling light, t.v point, wall mounted living flame effect coal gas fire with marble composite inset surround and hearth, two radiators, feature arch to the

## Dining Room

9'0" x 10'7"

With ceiling light, coving, radiator, sliding patio doors into the

## Conservatory

10'0" x 8'2"

With surrounding double glazed windows with dwarf walls, pitched reinforced glazed roof with central light and fan, porcelain tiles to floor, power points and double glazed french doors onto the patio.

## Kitchen

12'0" x 10'3"

newly fitted AK kitchen, comprehensively remodelled with a range of matching matt grey fronted base and wall units with marble effect rounded edge work surfaces with matching up stands, one and a half bowl Franke composite sink, chrome mixer tap, integrated quality Siemens appliances to include, four ring induction hob with feature illuminated Siemens extractor hood above and black glass splash back, eye level Siemens fan assisted oven with grill and separate microwave combi, dishwasher, space and plumbing for washing machine, brick bond style ceramic tiling to

splash back, double glazed window and door to side, ceiling light, vinyl flooring, radiator and space for large upright fridge freezer.

## Bedroom

11'0" x 12'5"

With double glazed window to front, radiator, range of quality built in wardrobes to two walls with matching brushed steel handles with a good range of hanging and shelving.

## Bedroom

10'8" x 12'5"

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

## Shower Room

5'9" x 7'1"

With a luxury newly fitted three piece white suite with low level encased w.c, vanity wash hand basin with matching high gloss fronted cupboard below and side with rounded edge granite effect tops, large corner shower enclosure with mains fed Aquila shower with chrome fittings and rain shower head, porcelain tiles to walls, vinyl tiles to floor, ceiling light, opaque double glazed window to side.

## Integral Garage

With a metal up and over door to the front, power and light connected with double glazed window and replacement composite door to side, also housing the electric isolation unit, electric and gas meters, additional power light and space for a tumble dryer and chest freezer.

## Rear Garden

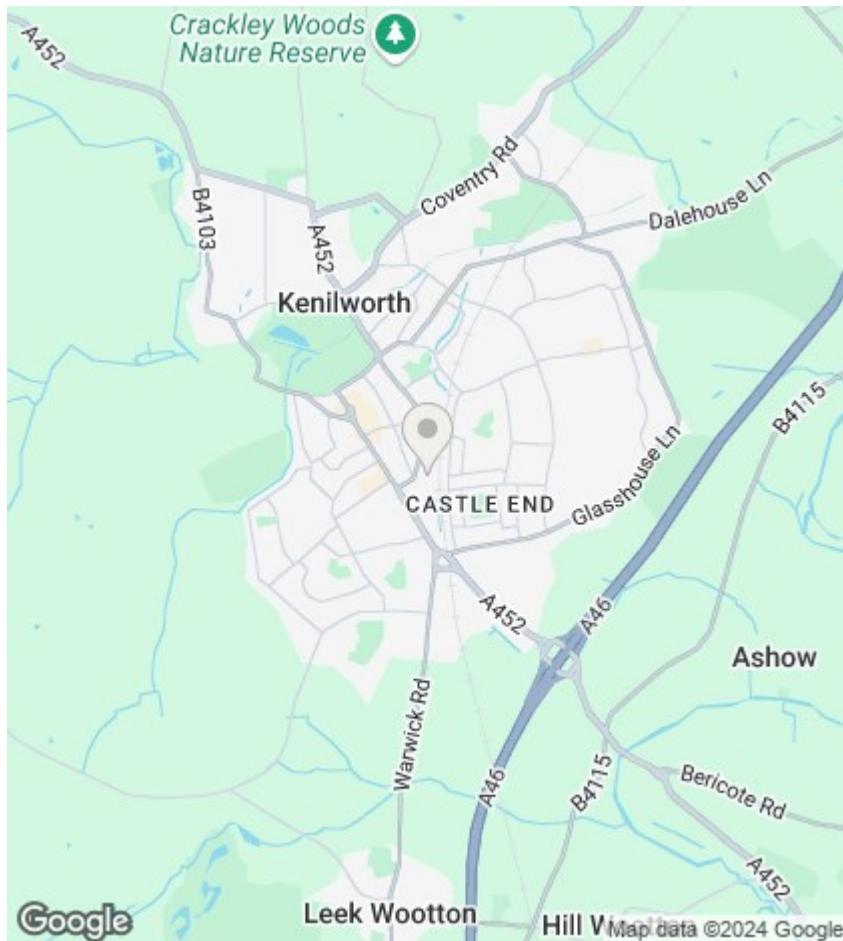
Fully enclosed by perimeter fencing and garden walls, attractively laid to low maintained patio with well stocked flower boarders with a variety of shrubs, plants and flowers, useful side gated access and outside water tap.

## Front

To the front of the property is a bloc paved driveway with parking for three/four cars, retaining wall and gradient slope to front door.

## 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		82
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 109.7 sq. metres (1180.3 sq. feet)



Total area: approx. 109.7 sq. metres (1180.3 sq. feet)