



Clinton Lane, Kenilworth, Warwickshire. CV8 1AS

£1,100 PCM

- Two Bedroom Cottage
- Gas Central Heating
- Driveway and Parking
- Fitted Kitchen
- Available 14th July 2025
- Close to Kenilworth Castle & Old High Street
- EPC Rating E - 43
- Two Reception Rooms
- Large Family Bathroom
- Warwick District Council Tax Band D

57 Clinton Lane, Kenilworth CV8 1AS

An opportunity to live in this attractive cottage close to both Kenilworth Old Town with its fabulous bars and eating houses and Kenilworth Castle. Occupying an elevated position there is a generous driveway that leads through a five bar gate with parking for two cars beyond. The property has gas central heating and comprises a hallway, cloakroom, two reception rooms and a fitted kitchen with integrated appliances. On the first floor are two double bedrooms and family bathroom. Outside is an attractive garden enclosed by hedging. Available 14th July 2025 Unfurnished



2



1



2



E

Council Tax Band: D



CANOPIED PORCH

With tiled threshold, coachlight and original door into the hallway

HALLWAY

Dog leg staircase rises to the first floor landing, double radiator, window to the rear and doors off to

CLOAKROOM

Close coupled wc and wash hand basin, Potterton boiler, airing cupboard and window to the fore.

LOUNGE

12'5" x 11'11"

Bay window to the fore, double radiator and an tiled fireplace with matching hearth and an oak surround with an electric fire.

DINING ROOM

10'6" x 12'6"

Window to the side, picture rail, double radiator, tiled fireplace and a door into the kitchen

KITCHEN

10'11" x 7'6"

Fitted with a range of beech effect wall and base units. The base units have a granite effect roll topped worksurface over with an inset stainless steel sink unit set beneath the window to the rear. Integrated dishwasher, fan assisted oven and a halogen hob with brushed steel splashback and extractor canopy. Shelving, washing machine, radiator, window and door to the rear.

UTILITY ROOM

With base units, outside tap and tumble dryer

LANDING

With access to loft void and doors off to

BEDROOM ONE

12'5" x 11'11"

Window to the fore with a radiator beneath, cast iron ornamental fireplace and freestanding wardrobes.

BEDROOM TWO

12'6" x 10'6"

Window to the rear with a radiator beneath.

BATHROOM

8'6" x 8'4"

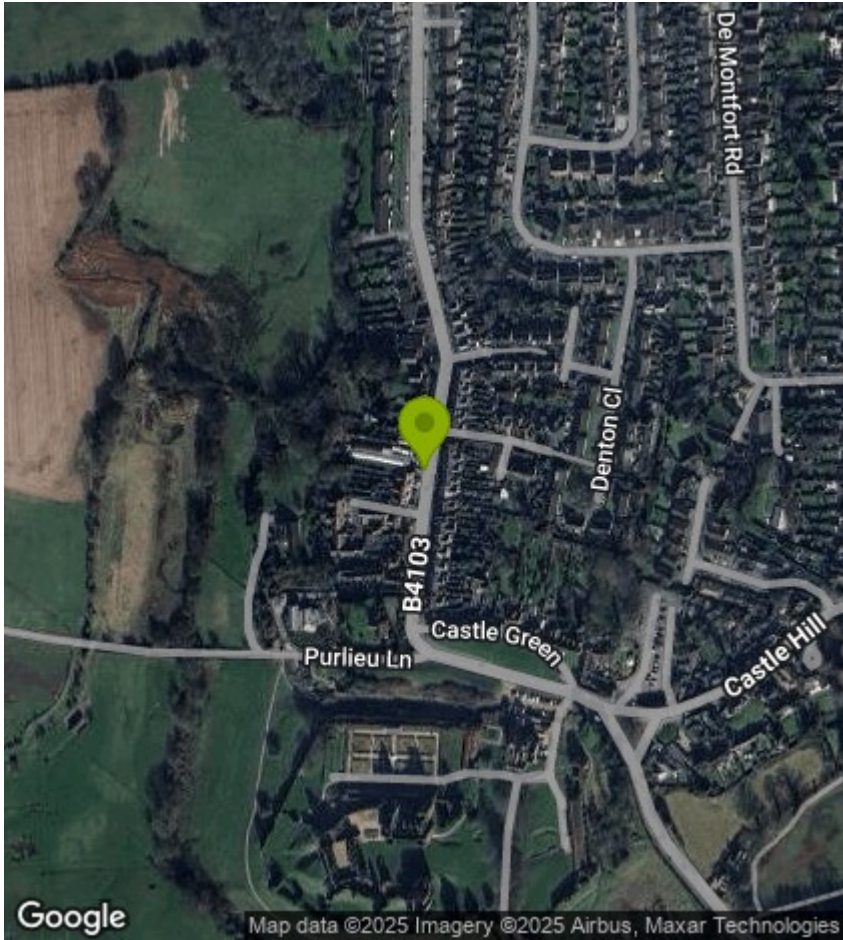
Fitted with a coloured suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Medicine cabinet, tiling to splashbacks, radiator and built in cupboards.

DRIVEWAY

To the side of the property is a driveway with a five bar gate that leads to hardstanding for two vehicles

REAR GARDEN

Enclosed with hedged boundaries and with a formal lawn



Viewings

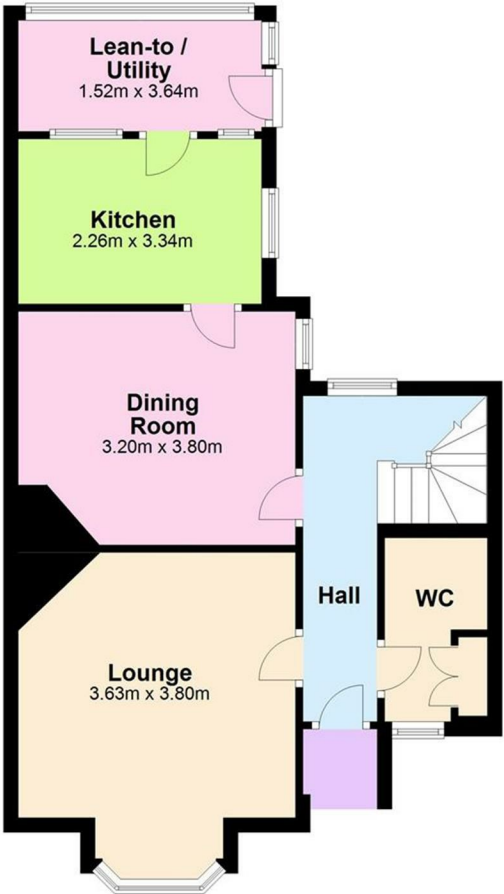
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		43
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 53.5 sq. metres



First Floor

Approx. 38.1 sq. metres

