



176 Clinton Lane | Kenilworth | CV8 1BB

£495,000

A super semi detached modern family home with a ground floor extension to provide open plan family living and the added benefit of a separate lounge plus ground floor cloakroom along with three great size bedrooms, the master with a bay window and window seat with views of Kenilworth Castle in the distance. To the outside are attractive gardens plus garage and driveway parking. The location is ideal being within easy walking distance of Priors Field and St Augustines Primary Schools as well as open countryside, the Castle, old High Street and Abbey Fields.

- Viewing Essential
- Three Bedrooms
- Extended Accommodation
- Tastefully Presented



Property Description

ENCLOSED PORCH

Ideal storage space with door to:

WELCOMING ENTRANCE HALL

With understairs storage cupboard and central heating thermostat.

CLOAKROOM

Having w.c and vanity wash basin with complementary tiling and a unique 'penny' floor.

LOUNGE

With walk in bay window and wall mounted tv bracket. A very light and spacious room.

OPEN PLAN STYLE KITCHEN/DINER

A modern kitchen with plenty of storage and an extensive range of high gloss units including cupboard and drawer units, matching wall units and wall mounted double oven and microwave. Four ring gas hob with stainless steel and glass extractor hood over. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher and fridge/freezer. Complementary tiling and open access to dining area with sliding patio door to rear garden.

FAMILY ROOM

This is open in design leading off from the kitchen/diner so provides great flexibility in use depending upon the buyers needs.

STAIRCASE TO FIRST FLOOR LANDING

With access to a really useful loft room with pull down loft ladder, light and power.

BEDROOM ONE

Having window seating in the bay with views of Kenilworth Castle in the distance. There is also a range of built in wardrobes and matching bedside tables.

BEDROOM TWO

A second generous size double bedroom located to the rear of the house with views over the rear garden.

BEDROOM THREE

This is a good size third bedroom located to the front of the property and having a built in wardrobe.

BATHROOM

A modern bathroom having a 'p' shaped bath with monsoon shower head over and glazed shower screen. Vanity wash basin with drawer under and mirrored door cabinet over, w.c, and complementary tiling.

OUTSIDE

FRONT & REAR GARDENS

To the front of the property is a partly shared driveway with access to both houses, each property has a driveway with parking for several vehicles. There are a variety of mature shrubs to the front. Access at the side leads to the very attractive and larger than average rear garden having two seating areas to enjoy sunny and sheltered positions, there is also a lawn and mature shrubbery borders having a variety of mixed planting schemes including timber pergola. To the rear of the garden is further storage and the additional seating area with stone chippings. Double timber gates provide access to the rear from an entrance on Cobbs Road.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

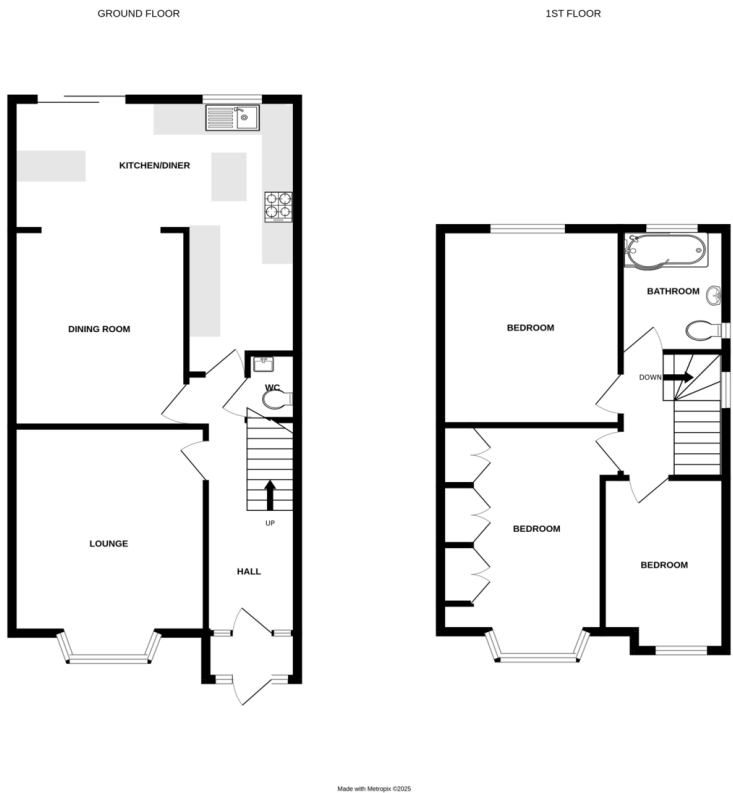
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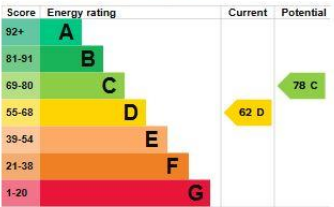
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60