



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



## 34 Lindsey Crescent | Kenilworth | CV8 1FL

£475,000

A delightful, well planned semi detached property having a large, mature and sunny rear garden. The property is light and airy throughout, is one of the 'Sunshine' houses and provides very well proportioned accommodation with three double bedrooms, the master having an en-suite and balcony. On the ground floor is a full width lounge/diner to the rear and kitchen to the front, the hallway has the original parquet flooring and there is direct access to the garage. This design is very popular due to the amount of natural light flowing into the home and the overall room sizes.

- Viewing Essential
- Three Double Bedrooms, Master En-Suite
- Well Established Location
- Larger Than Average Garden



## Property Description

### **DOOR TO**

### **ENCLOSED PORCH**

### **SPACIOUS HALL**

With original parquet flooring, radiator and internal door with direct access to the garage.

### **CLOAKROOM**

With w.c., wall basin, radiator and complementary tiling.

### **LARGE LOUNGE/DINER**

23' 8" x 14' 4" (7.21m x 4.37m)

A lovely light and airy space with plenty of room for sofas and dining room furniture. There is direct garden access via a large patio door, feature fireplace and tall modern radiator. Corner feature window.

### **KITCHEN/BREAKFAST ROOM**

14' 1" x 8' 5" (4.29m x 2.57m) 'L' Shaped Room

Having an extensive range of oak fronted cupboard and drawer units with matching wall cupboards. Integrated fridge and integrated slimline dishwasher. Hotpoint induction hob with extractor hood over and drawer unit under. Hotpoint double oven with further cupboards above and below. Breakfast bar with shelving over, corner feature windows, extensive complementary worktops and complementary tiling. Personal side entrance door and understairs storage cupboard.

### **FIRST FLOOR LANDING**

A spacious landing with double door storage cupboard housing Worcester gas boiler. Access to roof storage space via pull down loft ladder.

## BATHROOM

7' 9" x 8' 5" (2.36m x 2.57m)

Having panelled bath with Mira shower and curtain rail over, pedestal wash basin and w.c., extractor fan, complementary tiling and mirrored wall unit.

## MASTER BEDROOM

16' 0" x 11' 2" (4.88m x 3.4m)

With a range of built in wardrobes and matching bedside tables, radiator and door to balcony.

## EN-SUITE

With fully tiled shower enclosure having fixed head monsoon shower and hand held attachment. Vanity wash basin with cupboard under and mirrored wall unit with lighting, w.c. and heated towel rail.

## DOUBLE BEDROOM TWO

13' 9" x 14' 1" (4.19m x 4.29m)

A second double room with rear garden views and built in wardrobes plus dressing table unit. Radiator.

## DOUBLE BEDROOM THREE

10' 9" x 9' 4" (3.28m x 2.84m)

A third good size bedroom with feature corner window, radiator and built in double wardrobe.

## OUTSIDE

### GARAGE

16' 6" x 7' 8" (5.03m x 2.34m)

With double timber doors, light and power. The garage has recently been plastered and provides a utility room area with space and plumbing for washing machine, space for further appliances, a pulley/ceiling clothes airer and an internal door providing direct access to the hallway.

## PARKING

There is a double width driveway to the front of the garage.

## GARDENS

The front garden has an area of lawn and mature shrubs. A gate at the side leads to the larger than average rear garden enjoying a sunny aspect and privacy. To the side of the property is a large paved patio area with water feature which then leads to the rear patio and lawn where there are further well established and mature borders and several specimen trees. Lockable timber shed to the side.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

# Contact Details

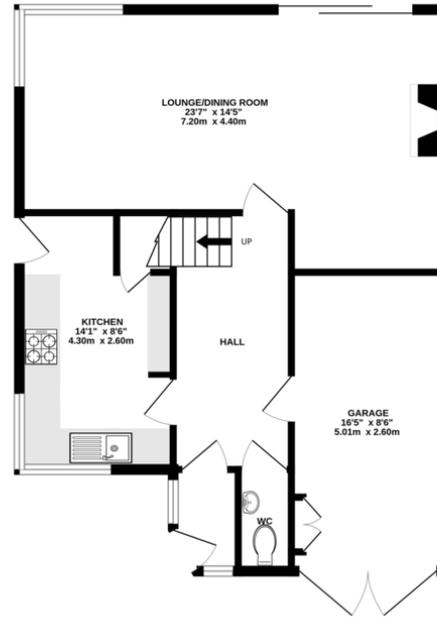
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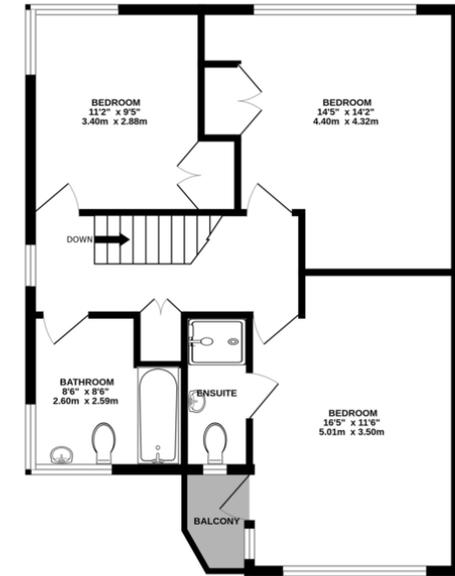
**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

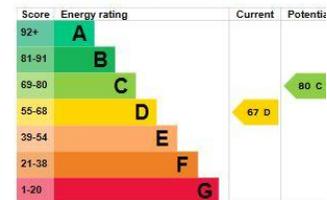


TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.  
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## Energy rating and score

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