



JULIE PHILPOT
RESIDENTIAL

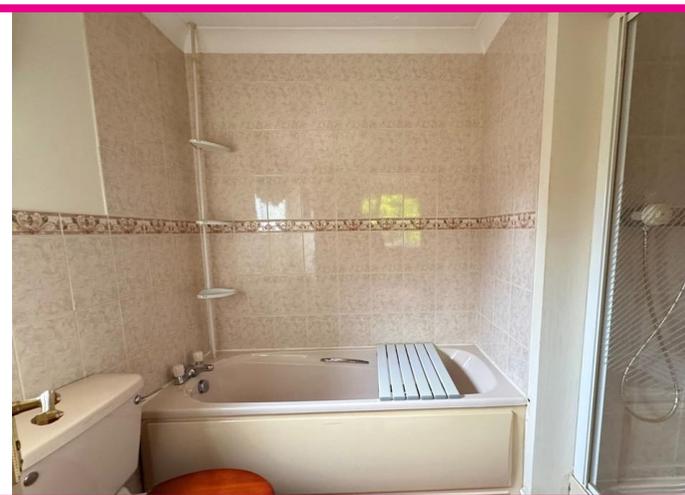


14 Lawrence Gardens | Kenilworth | CV8 2GH

£725,000

This large five bedroomed detached property is well planned and spacious with two en-suite bedrooms, three ground floor reception rooms, a double garage and secluded garden. The house offers a great opportunity for modernisation and cosmetic improvement and is situated in a much sought after and quiet location within an easy footpath walk to Abbey Fields, the Castle, old High Street and town centre.

- No Chain Involved
- Five Bedrooms, Two En-Suites
- Three Receptions & Kitchen/Breakfast
- Double Garage & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

A spacious entrance hall with understairs storage cupboard and radiator.

CLOAKROOM

With w.c. and wash basin.

LOUNGE

19' 2" x 11' 3" (5.84m x 3.43m)

With bay window, feature fireplace, two radiators and two wall light points. Small paned double doors lead to:

DINING ROOM

11' 7" x 11' 3" (3.53m x 3.43m)

With radiator, two wall light points and patio door to rear garden.

STUDY

7' 0" x 7' 2" (2.13m x 2.18m)

With radiator.

KITCHEN/DINER

15' 2" x 10' 7" (4.62m x 3.23m)

Having a range of cupboard and drawer units and matching wall cupboards, one and a half bowl sink unit, integrated undercounter fridge and freezer, dishwasher, four ring gas hob with extractor hood over and wall mounted double oven having further storage cupboards above and below. Space for dining table and chairs.

UTILITY ROOM

8' 2" x 5' 8" (2.49m x 1.73m)

With stainless steel sink, worktop and cupboards to match the kitchen, space and plumbing for washing machine and space for tumble dryer. Tall storage cupboard and wall mounted Worcester gas boiler. Side entrance door.

FIRST FLOOR LANDING

With radiator and access to roof storage space.

MASTER BEDROOM

14' 9" x 11' 8" (4.5m x 3.56m)

With a range of built in wardrobes, radiator and rear garden views.

ENSUITE BATHROOM

Having panelled bath, separate shower enclosure, pedestal wash basin and w.c. Radiator and wall tiling.

BEDROOM TWO

12' 0" x 11' 6" (3.66m x 3.51m)

With radiator, built in wardrobes and rear garden views.

ENSUITE SHOWER ROOM

Having shower enclosure, pedestal wash basin and w.c.

BEDROOM THREE

11' 3" x 11' 2" (3.43m x 3.4m)

With radiator and built in wardrobes.

BEDROOM FOUR

9' 5" x 8' 7" (2.87m x 2.62m)

With radiator and deep sill bay window.

BEDROOM FIVE

11' 1" x 7' 4" (3.38m x 2.24m)

With radiator and rear garden aspect.

BATHROOM

Having panelled bath, w.c., bidet and pedestal wash basin. Radiator, deep sill bay window and wall tiling.

OUTSIDE

DOUBLE GARAGE

16' 6" x 16' 3" (5.03m x 4.95m)

A double width driveway leads to the double garage having twin up and over doors, light, power and side entrance door.

GARDENS

The front garden is easily maintained with a small area of lawn. A gate and path at the side of the property leads to the mature, well established and well stocked rear garden having a wide variety of shrubs and plants with specimen trees.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

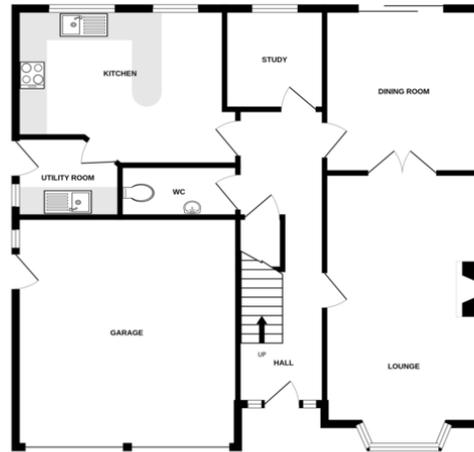
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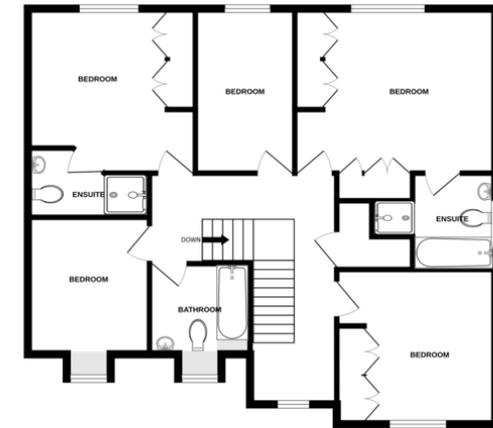
W: www.juliephilpot.co.uk

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
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.

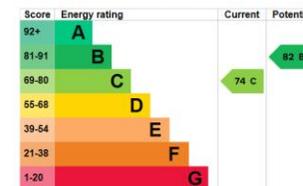


TOTAL FLOOR AREA: 1963 sq.ft. (182.4 sq.m.) approx.
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Energy rating and score

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

[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