



46 Red Lane

Burton Green, CV8 1PA

£380,000

- 1930s Semi Detached House
- Rural Field Views to Front & Rear
- Modern Refitted Open Plan Living Kitchen/Diner
- Large Workshop/Garage to Rear





LOCAL AREA

Burton Green offers the perfect semi-rural location for those wanting beautiful countryside views with the benefit of being close to Kenilworth Town Centre.

Burton Green offers a friendly village community with amenities including a renowned primary school, new village hall due to be built on Red Lane, children's playground, and fresh eggs from the farm down the lane! It is also a dog-walkers' delight with cross country walks right on your doorstep.

This location also offers easy access to the Greenway offering excellent running and cycling away from the roadside, reaching to Crackley Woods to the south and Berkswell to the north.

You are only a 25 minute walk to beautiful Kenilworth Castle and Kenilworth High Street with its pubs, coffee shops and boutiques.

Kenilworth Town Centre is less than a 10 minute drive with its full range of amenities, including Waitrose and Abbey Fields.

Burton Green is also ideally located for commuters, with easy access to M6 and M40 motorways, plus free parking at Tile Hill Train Station (7 minute drive) with its direct trains to London Euston and Birmingham, or change at Coventry for the fast service arriving in London in just over an hour.

THE PROPERTY

A sympathetically remodelled and extended character 1930s Three bedroom semi detached house located in this popular semi rural position on the edge of Kenilworth with open countryside to both front and rear. The beautifully presented home benefiting from gas fired central heating and double glazing comprises: reception hall, extended refitted kitchen, extended breakfast/dining room, family room, front living room/office. To the first floor there are three bedrooms, two of which are doubles, family bathroom with shower. Outside there is a private mature rear garden that is not overlooked with large garage/workshop to rear with access lane, fields and children's playground area beyond. To the front is a relaid block paved driveway with parking for up to 4 cars with additional on street parking for a further 2 cars. Early viewing is strongly advised to appreciate this very well presented home.

APPROACH

Over an attractive block paved driveway to a composite front door with leaded and opaque glazed inset into the

RECEPTION HALL

With exposed polished original floor boards, stairs rising to the first floor, radiator, ceiling light, alarm control pad, door to useful understairs storage cupboard housing the electric isolation unit and the Vaillant condensing boiler servicing the hot water and central heating, door to the

EXTENDED KITCHEN

Kitchen beautifully refitted with a range of matching cream shaker wood style base and wall units with marble effect rounded edge work surfaces with feature single bowl stainless steel sink with chrome mixer tap and useful drainer tray, integrated eye level Bosch fan assisted oven with grill and Bosch combination microwave, integrated Bosch dishwasher, four ring Neff gas hob with matching Neff illuminated extractor hood above, Part integrated upright fridge freezer included in the sale brick bond style ceramic tiling to splash back with under pelmet lighting, range of double power points with USB ports, coving, quality Amtico flooring opening into the

VAULTED DINING/BREAKFAST ROOM

With two white velux roof windows, Amtico flooring throughout, double glazed window and French doors onto the decking, space for dining/breakfast table opening to the

LIVING/FAMILY ROOM

With coving, ceiling light, T.V. point, feature brick fireplace with feature antique pine surround and mirror with inset 4kw cream multi fuel burning stove with polished original floor board underneath the currently carpeted floor.

LOUNGE/OFFICE

With exposed original floor boards, coving, radiator, walk in double glazed bay window.

FIRST FLOOR LANDING

With double glazed window to side, feature pine banister with wrought iron spindles, access to insulated and boarded loft space with retractable ladder and light, exposed original polished floor boards, door to

DOUBLE BEDROOM ONE

With ceiling light, radiator, walk in double glazed bay window with superb views across open countryside, picture rail and exposed original polished floor boards.

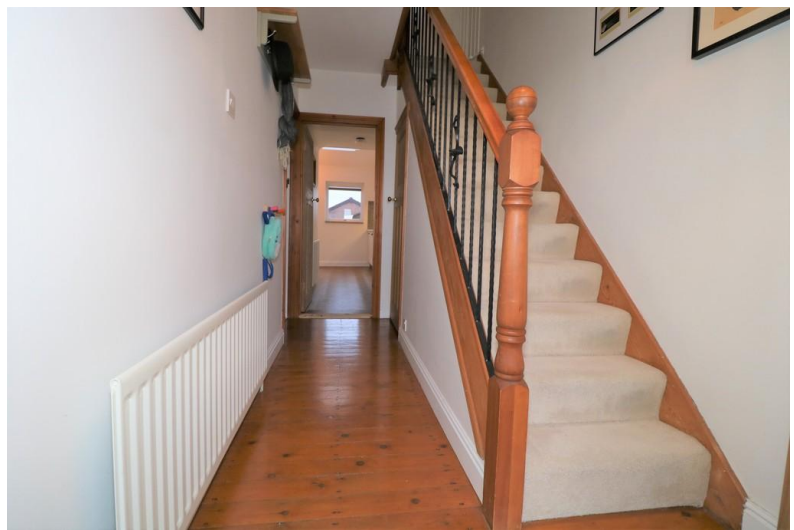
DOUBLE BEDROOM TWO

With double glazed window to rear with superb views across open countryside, ceiling light, picture rail , exposed polished original floor boards.

BEDROOM THREE

With double glazed window to rear, radiator, ceiling light and polished original floor boards underneath the carpet.







BATHROOM

With a refitted three piece white suite with low level w.c, pedestal wash hand basin, large enamel steel bath with central mixers and shower attachments, ceramic tiling to walls ceiling light, extractor fan, frosted double glazed window to front, radiator, vanity cabinet, wall mounted mirror with frosted glazed shelf.

REAR GARDEN

Fully enclosed by perimeter fencing with feature cordon apple trees trained to one boundary, full width raised deck, with useful side access, outside double power socket to side with wrought iron gate and useful understairs outside storage cupboard housing gas and electric meters, outside tap, pathway leading to the top of the garden where there is a wrought iron gate to rear lane and garage, with children's play area beyond

LARGE GARAGE/WORKSHOP

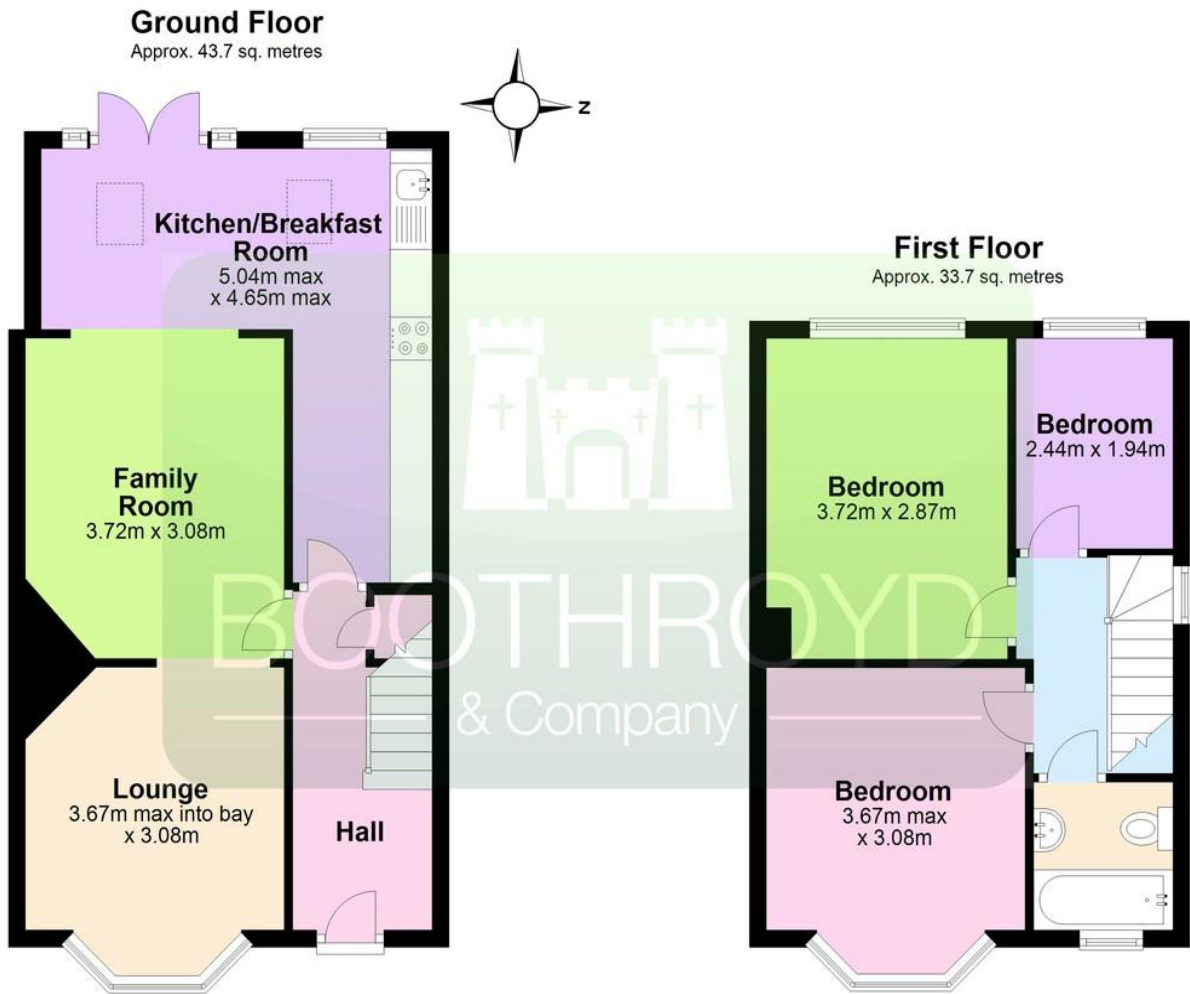
With power and light and Hormann roll matic electric up and over door with remote key fobs and pedestrian door to side garden.

FRONT

To the front of the property is a re-laid block paved driveway with parking for up to 4 cars and restored wrought iron gate to side.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements