



111 School Lane

Kenilworth, CV8 2GT

£625,000

- Four Bedroom Detached House
- Reception Hall & Cloakroom
- Lounge With Feature Fire
- Extended Open Plan Family Living/Dining/Kitchen





THE PROPERTY

An impressive extended modern four bedroom detached house in a delightful location close to Old Kenilworth and a short walk from the beautiful Abbey Fields with a delightful open aspect to front. Comprehensively refitted throughout by the current owners the property requires internal inspection. The accommodation comprises: open porch, reception hall, refitted cloakroom, living room with feature fireplace, extended open plan family/living dining kitchen with sky lantern and quality kitchen appliances and oak work surfaces, separate utility and garage/store. To the first floor there are four bedrooms all of which are double and three with fitted wardrobes, a quality refitted en suite bathroom as well as a luxury family bathroom. Outside there is a manageable sunny rear garden with driveway parking for two cars. The property has modern heating and electrics and viewing is a must.

APPROACH

Over a tarmac driveway with parking for two cars to an open storm porch with composite front door with matching double glazed window insets, outside light into the

RECEPTION HALL

Coving, ceiling light, mains smoke alarm, alarm control pad, radiator, stairs rising to the first floor, door to the

REFITTED CLOAKROOM

With a luxury Gerberit fittings suite with wall hung encased w.c, vanity wash hand basin with cupboard below and central mixer, quality porcelain tiles to walls and floor, wall sunken mirror, automatic ceiling light, heated towel rail.

LOUNGE

15' 4" x 11' 9" (4.69m x 3.59m) A walk in double glazed bay window with delightful views to front, radiator, coal gas fire recessed within chimney breast with raised granite hearth, wall mounted high level t.v point with concealed wiring, coving, LED down lighters, multi paned double doors into the

KITCHEN/ DINING/ FAMILY ROOM

22' 7" x 26' 8" (6.90m x 8.15m) Perfect for entertaining and ideal for modern family living, offering a separately controlled lighting hub providing state of the art zonal lighting to this modern space.

KITCHEN AREA

Comprehensively refitted with a range of matching cream shaker style base and wall units with wood block work surfaces with Belfast sink and retractable mixer tap, integrated AEG eye level oven with microwave combi above, integrated AEG dishwasher, five ring AEG gas hob with central wok burner and feature illuminated extractor hood above, space for large upright fridge freezer, double glazed window to rear, two feature drop down lights, LED down lighters, opening to the

DINING AREA

With space for large breakfast or dining table, feature drop down light, range of LED down lighters, coving, wall lights, three stool breakfast bar looking into the kitchen area.

SITTING ROOM

With feature sky lantern, LED down lighters, feature radiator, double glazed window to rear, three leaf grey aluminium bi fold doors, coving, oak flooring, t.v point, space for sofas.

UTILITY ROOM

6' 11" x 7' 8" (2.11m x 2.35m) With matching cream shaker style base and wall units with wood block effect square edged surfaces, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine and dryer, wall mounted Worcester Bosch condensing boiler servicing the hot water and central heating, double glazed door to side and door to garage/store.

FIRST FLOOR LANDING

With mains smoke alarm, coving, access to insulated roof space, door to storage/airing cupboard with slatted shelf.

DOUBLE BEDROOM ONE

14' 0" x 12' 10" (4.29m x 3.92m) With double glazed window with lovely views to front, radiator, coving, ceiling light, surrounding down lighters, built in wardrobes with hanging and shelving, t.v point, door to the

LUXURY EN SUITE

With a three piece white suite with wall hung back to wall w.c, vanity wash hand basin with cupboard below, bath with rain shower head and chrome fittings with digitally programmable cross water start stop button for variable temperature settings, porcelain tiles to walls and floor, heated towel rail, anti mist automatic LED mirror, LED down lighters, double glazed window to front.

DOUBLE BEDROOM TWO

15' 1" x 8' 5" (4.62m x 2.57m) With double glazed window to front, coving, radiator, LED down lighters, built in wardrobes with hanging and shelving, built in over bulk head storage cupboard/wardrobe.

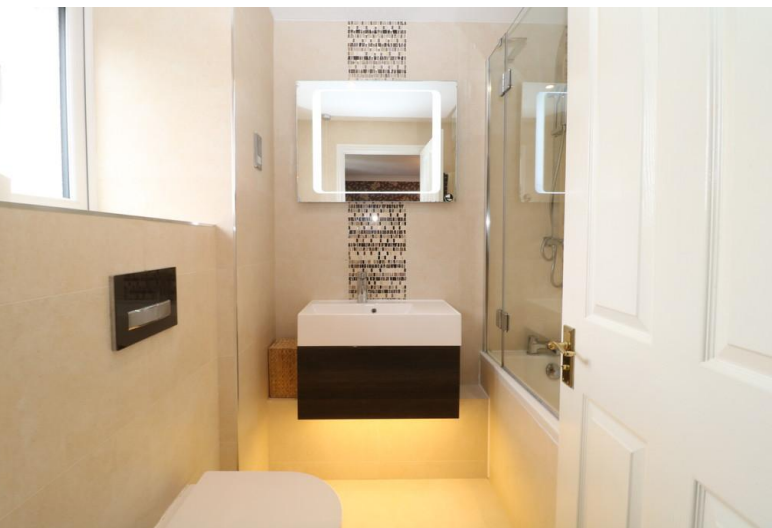
DOUBLE BEDROOM THREE

12' 3" x 9' 7" (3.75m x 2.94m) With double glazed window to rear, ceiling light, radiator, built in double wardrobe with hanging and shelving.

DOUBLE BEDROOM FOUR

11' 1" x 8' 7" (3.38m x 2.62m) With double glazed window to rear, ceiling light, radiator, coving.







FAMILY BATHROOM

With a luxury three piece white suite with low level w.c, vanity wash hand basin with cupboard below, bath with glazed shower screen with mains fed shower with chrome mixer tap, cross water start stop button for individual temperature control for different temperature settings, porcelain tiles to walls and floor, extractor fan, LED down lighters, automatic LED anti mist mirror, heated towel rail, black vanity cabinet.

GARAGE/STORE

9' 3" x 8' 1" (2.83m x 2.48m) With metal up and over door to the front with power and light connected, wall mounted 18th edition electric isolation unit.

REAR GARDEN

Fully enclosed by perimeter fencing mainly laid to lawn, patio and outside lighting, screening trees and bushes with pergola are ideal for a hot tub with beautiful climbing wisteria, useful slim side timber shed with side gated access to the other side.

FRONT

To the front of the property is a tarmacadam shared approach to a private driveway with parking for two cars.

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		
(69-80)	C		
(55-68)	D	68	75
(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 F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

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