



Lawrence
Gardens,
Kenilworth,
Warwickshire
CV8 2GH

£725,000



5 Bedroom Executive Detached House located in Kenilworth.



5



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3



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EPC

83



184 sqm

FULL DESCRIPTION

THE PROPERTY

An executive five-bedroom detached house located at the end of this attractive cul-de-sac. Benefitting double glazing, gas central heating and solar panelling the property comprises a recessed porch and a generous central hallway with cloakroom and dog leg staircase to the first floor. There are three reception rooms that include a dining room, rear lounge, and study. The shaker style kitchen has integrated appliances and a separate utility room. On the first floor are five well-proportioned bedrooms, two with refitted en-suite shower rooms and a further family bathroom. Parking is provided for two cars in front of the double width garage with twin up and over doors. The rear garden is elevated and enjoys a calming outlook along The Greenway. Located close to Kenilworth Old Town and The Abbey Fields where a stroll through brings you into Kenilworth Town. Viewing is essential to appreciate this tranquil setting and all this home has to offer.

ENTRANCE HALL

21' 1" x 6' 3" (6.44m x 1.93m)

Entered through a composite door with glazed side light windows. Laminate flooring, radiator, coving to ceiling and a dog leg staircase rising to the first-floor landing. Doors off to:

CLOAKROOM

Refitted with a concealed cistern wc with cupboards and a vanity wash hand basin. Extractor fan, Amtico flooring, tiled splash backs and a stainless-steel radiator with towel rail.

DINING ROOM

11' 9" x 11' 4" (3.60m x 3.47m)

With a uPVC double glazed bay window to the fore, radiator, engineered wood flooring, coving to ceiling a Georgian style doors into the lounge.

LOUNGE

18' 0" x 11' 4" (5.51m x 3.47m)

Continuation of the engineered wood flooring, uPVC French doors onto the rear patio. Radiator and a focal point provided by a marble fireplace with an Adams style surround and housing a living flame gas fire.

STUDY

7' 4" x 7' 2" (2.25m x 2.20m)

Upvc double glazed window to the rear with a radiator beneath.

KITCHEN/BREAKFAST ROOM

10' 7" x 15' 4" (3.24m x 4.68m)

The kitchen has been refitted with a range of shaker style units to both wall and base. The base units have a marble effect roll topped work surface with an inset induction hob set beneath a brushed steel extractor canopy. Integrated within the kitchen is a conventional and combination oven, a 70:30 fridge freezer and dishwasher. Tiling to splash backs and a composite sink with mono bloc tap set beneath the uPVC double glazed window to the rear. Built in larder unit and the base units form a peninsula with the breakfast area. The breakfast area has a radiator, continuation of the Amtico flooring and French doors onto the rear garden.

UTILITY ROOM

5' 10" x 7' 6" (1.80m x 2.29m)

With matching wall and base units. There is a marble effect roll topped work surface, inset stainless steel sink unit and tiling to splash backs. Worcester Bosch condensing boiler and a uPVC door and window to the side. Hot and cold plumbing for automatic washing machine and a larder unit.

LANDING

Access to loft void with loft ladder, airing cupboard, uPVC double glazed window to the fore and doors off to:



FAMILY BATHROOM

Fitted with a white suite that comprises a P-shaped bath with a rainfall thermostatic shower and screen, close coupled wc and a pedestal wash hand basin and medicine cabinet over. Tiling to full height and into the uPVC double glazed window reveals. Tiled flooring, an illuminated display shelf and a chrome heated towel rail.

BEDROOM ONE

11' 9" x 14' 11" (3.59m x 4.57m)

Upvc double glazed window to the fore with a radiator beneath. Built in wardrobes. Door into the en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a close coupled wc, wall hung vanity unit with an illuminated medicine cabinet over and a shower cubicle with a thermostatic shower. Marble effect tiling to full height and floors. Ladder radiator, extractor fan and a uPVC double glazed window to the side.

BEDROOM TWO

11' 9" x 12' 0" (3.59m x 3.67m)

With uPVC double glazed window to the rear with a radiator beneath, fitted wardrobes to two walls and a door into the en-suite shower room.

EN SUITE SHOWER ROOM

Having a concealed cistern wc with cupboard, vanity wash hand basin with a mirrored medicine cabinet over and a corner shower cubicle with a rainfall thermostatic shower over. Tiling to full height and floor. Radiator towel rail and a uPVC double glazed window to the side.

BEDROOM THREE

11' 2" x 11' 5" (3.41m x 3.48m)

Upvc double glazed window to the fore with a radiator beneath. Fitted wardrobes to one wall.





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BEDROOM FOUR

9' 5" x 8' 8" (2.88m x 2.66m)

Upvc double glazed bow window to the fore with a radiator beneath.

BEDROOM FIVE

11' 9" x 7' 6" (3.59m x 2.29m)

Upvc double glazed window to the rear with a radiator beneath.

DOUBLE GARAGE

16' 10" x 16' 3" (5.15m x 4.96m)

With twin up and over doors, fuse board, power and lighting and a door onto the side passageway.

FORE GARDEN

Being open plan with lawn and planted tree.

REAR GARDEN

With a side pathway with timber storage sheds. The garden has a paved patio that runs into the formal lawn with shrub borders. It is enclosed by panelled fencing

SOLAR PANNELLING

The current owners have installed solar panels to the rear roof providing approximately £60 per month from the feeding tariff.

FIXTURES AND FITTINGS

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



FLOORPLAN



Total area: approx. 184.2 sq. metres

CONTACT

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