



3 Bed Semi-Detached | Rouncil Lane, Kenilworth | £530,000

## Description

Welcome to this delightful 3-bedroomed semi-detached property, located on the highly sought-after Rouncil Lane in Kenilworth. This charming home offers a perfect blend of comfort and convenience, with its proximity to schools, shops and public transport making it an ideal choice for families and commuters alike. The Warwickshire Golf and Country Club is just a 3 minute drive away too, so there really is everything on your doorstep!

As you approach the property, you'll be greeted by a well-maintained front garden and a generously-sized driveway, providing ample space for 5+ cars - perfect for accommodating guests or a growing family.

Stepping inside, you'll be impressed by the spacious entrance hall, setting the tone for the rest of the house. From here, you can access the kitchen, lounge, study, and a convenient cloakroom, providing essential practicality for modern living.

The kitchen, located at the front of the house, exudes charm and functionality, boasting attractive wall and base units, wooden worktops, and ample space for your appliances. Its thoughtful design ensures a pleasant cooking experience for aspiring chefs.

Adjacent to the kitchen, you'll find a study with a door leading to the utility room, creating a versatile space that can serve as a home office or hobby area.

Completing the downstairs accommodation,



- Highly Sought After Location
- 3 Double Bedrooms
- 2 Reception Rooms
- Generous Driveway Parking
- South Facing Mature Rear Garden
- Vine Covered Outdoor Entertaining Area
- Lounge/Diner
- Study
- Downstairs Cloakroom
- Utility Room

there's a spacious lounge/diner at the back of the house, offering a perfect gathering spot for family and friends. From here, you can access a lovely entertaining area with a natural canopy and built-in seating, seamlessly connecting indoor and outdoor living. This charming space leads to the mature south-facing rear garden, a tranquil oasis where you can relax and unwind. For added convenience, a gate from the rear garden allows easy access to the front of the house.

Heading upstairs, you'll find a landing area leading to the three bedrooms and a well-appointed bathroom. The landing also grants access to the fully boarded loft, complete with a ladder and light, providing valuable storage space or potential for expansion.

Bedroom 1, located at the front, is a spacious double bedroom with a window offering a pleasant view of the surroundings. Bedroom 2, positioned at the rear, also boasts ample space and overlooks the garden, ensuring a peaceful night's rest. Bedroom 3 is another generously-sized double bedroom, featuring a wraparound window to the rear, filling the room with natural light.

The bathroom is a highlight of the property, featuring a large walk-in shower cubicle, a bath for luxurious relaxation, as well as a WC and basin. The front-facing window adds to the sense of brightness and style.

This wonderful property on Rouncil Lane presents a fantastic opportunity to secure a comfortable and well-connected home in Kenilworth. With its charming interior, mature rear garden, and excellent location, it's a must-see for



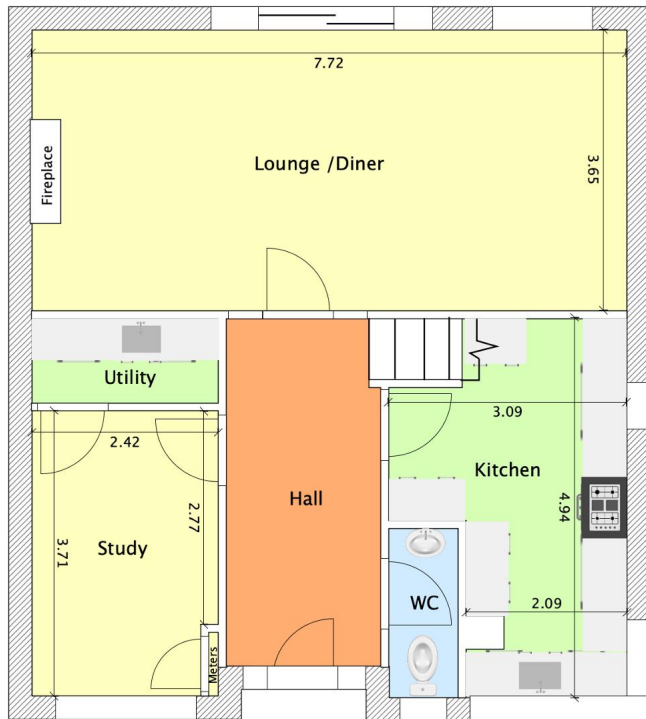
anyone looking to settle down in this desirable area. Don't miss your chance to make this house your home - contact us now to arrange a viewing!

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



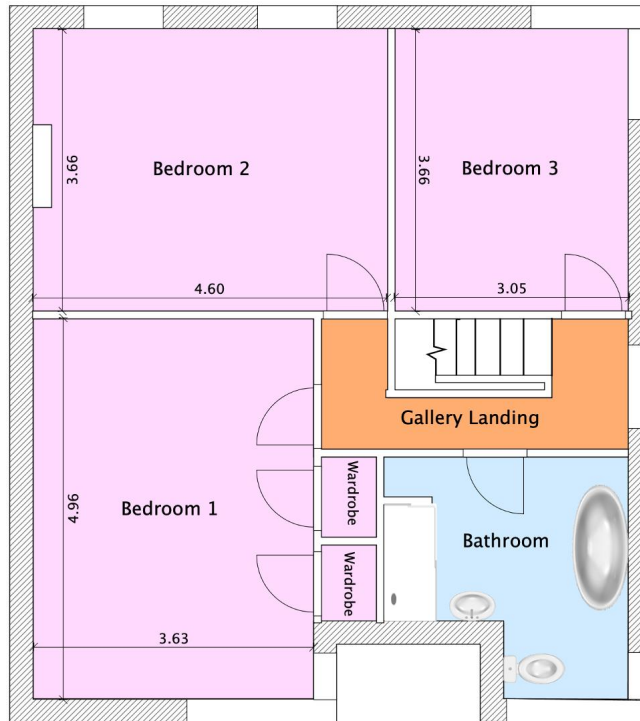
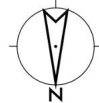






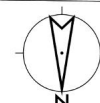
Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1,385 ft<sup>2</sup>

**GROUND FLOOR**



Indicative floor plans for illustration purposes only

**FIRST FLOOR**



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