



JULIE PHILPOT
RESIDENTIAL



59 School Lane | Kenilworth | CV8 2GU

Viewing is highly recommended to appreciate this spacious three bedroom family home, tastefully presented throughout and benefitting from a larger than average sunny aspect rear garden with a timber decked seating/entertaining area. The well planned accommodation briefly comprises an elegant front living room, delightful refitted kitchen/dining room with guest cloakroom and pantry leading off, three generous first floor bedrooms and a modern family bathroom.

£315,000

- Walking Distance of Abbey Fields
- Three Generous Bedrooms
- Delightful Front Living Room
- Fitted Kitchen/Dining Room



Property Description

Entrance door to:

Entrance Hall

Having radiator and staircase leading to the first floor.

Elegant Front Living Room

4.14m x 3.86m into chimney breast (13'7" x 12'8" into chimney breast)

With double glazed window to front, radiator, chimney breast with display recess, built in tv/display unit with shelving over, tv aerial point, large walk-in understairs cloaks/storage cupboard and part glazed door to:

Fitted Kitchen/Dining Room

3.96m x 2.36m (13' x 7'9")

Having a range of modern kitchen units with formed work surfaces over comprising base units, drawers and wall mounted cupboards. Inset stainless steel sink unit with mixer tap, four ring gas hob with extractor canopy over and built-in oven beneath. Space and plumbing for automatic washing machine, space for tall fridge/freezer, radiator, double glazed window with views over rear garden, tiled splashbacks, quality wood effect flooring and door to:

Inner Lobby

With door to useful shelved pantry cupboard, side double glazed door to rear garden and further door to:

Guest Cloakroom

With concealed flush w/c, vanity sink unit, quality wood effect flooring and radiator.

First Floor Landing

With access to roof space via pull down loft ladder, being part boarded and housing the gas fired central heating boiler.

Bedroom One

3.56m min x 3.25m (11'8" min x 10'8")

Having double glazed window to front, useful shelved storage cupboard, radiator and door to:

Dressing Room

1.40m x 0.84m (4'7" x 2'9")

Having radiator, wood laminate flooring and window to front.

Bedroom Two

3.25m x 2.36m (10'8" x 7'9")

Having feature panelled wall, airing cupboard with shelving, radiator and double glazed window with views over the delightful rear garden.

Bedroom Three

2.36m x 2.36m (7'9" x 7'9")

Having radiator and double glazed window with views over the large rear garden.

Family Bathroom

2.77m into door recess x 1.98m max (9'1" into door recess x 6'6" max)

Fitted with a modern suite comprising concealed flush w/c and vanity sink unit, panelled bath with shower over, tall chrome heated towel rail/radiator, tiled walls, wood effect flooring and obscure double glazed window.

Outside

The property is set back from the road behind a small fence and wrought iron gate with the front garden being mainly paved for ease of maintenance.

To the side, there is access and personal secure timber gate leading to:

Rear Garden

The delightful rear garden is a particular feature being attractively laid out with a large paved patio, timber decked seating/entertaining area with Pergola over, further seating/bbq area laid with stone chippings, raised flower and herbaceous beds, shaped area of lawn, vegetable plot and garden shed. Timber panelled fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

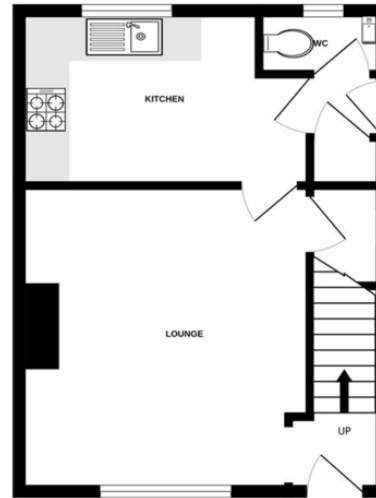
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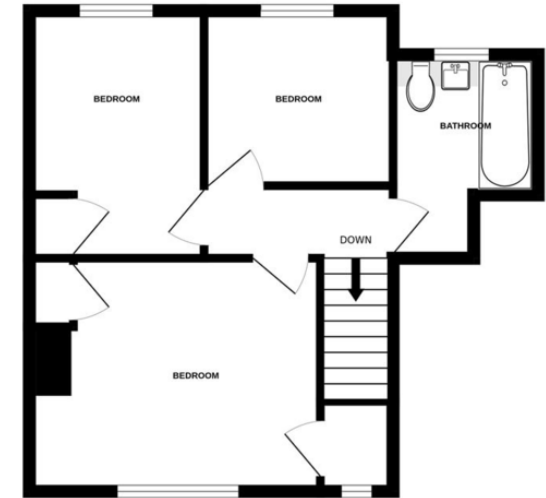
W: www.juliephilpot.co.uk

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



1ST FLOOR

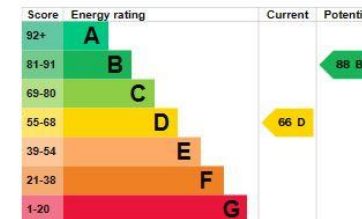


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Energy rating and score

This property's energy rating is D. 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