



ESTATE AGENT
IN KENILWORTH

JULIE PHILPOT
RESIDENTIAL



13 Lindsey Crescent | Kenilworth | CV8 1FL

A superb, renovated and extended semi detached bungalow with fabulous open plan living being the centre piece to the home. This is a beautiful property provides light and airy accommodation in immaculate decorative order having window shutters to the front and Karndean flooring throughout. The professional modernisation, including soundproofing the internal wall, has been carried out to an exacting standard and in a modern contemporary style. There are three bedrooms, two double bedrooms with wardrobes plus another guest room with an en-suite. Outside is driveway parking and a very attractive, sunny rear garden having a high degree of privacy. The location is ideal within an easy walk of town.

£475,000

- Superb Extended Bungalow
- Immaculate Order
- Three Bedrooms
- Two Bathrooms
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With radiator, smoke detector and having access to roof storage space via pull down loft ladder.

BATHROOM

7' 7" x 6' 6" (2.31m x 1.98m)

Having tiled bath with shower over and glazed shower screen, vanity wash basin with storage cupboards under and concealed cistem w.c. Fully tiled walls in complementary ceramics, extractor fan and towel rail.

BEDROOM ONE

12' 4" x 10' 0" (3.76m x 3.05m)

Located to the front of the property with wall to wall range of built in wardrobes providing ample hanging and storage space. Radiator and window shutters.

BEDROOM TWO

14' 5" x 12' 1" (4.39m x 3.68m)

A second double bedroom with built in triple wardrobe having sliding doors and providing ample storage space. Radiator and window shutters.

OPEN PLAN LIVING TO REAR

22' 0" x 32' 4" (6.71m x 9.86m) Max 'L' Shape

KITCHEN AREA

Having a professionally designed range of Nobillia units set under Corian worktops supplied by Rugby Fitted Kitchens of Warwick with an extensive range of units including deep pan drawers and wall cupboards. Integrated dishwasher, under-mount one and a half bowl Franke sink unit, Neff induction hob with Neff extractor hood over. Tall built in fridge/freezer and Neff electric wall mounted oven with Neff built in microwave oven and warming drawer. The extensive Corian worktops provide plenty of preparation space and extend to include the central island unit including breakfast bar.

DINING AREA

Having plenty of space for dining table and chairs plus other furniture. Radiator and bi-fold doors to rear garden.

LIVING AREA

With tall wall mounted radiator, ample space for sofas, chairs and tables plus tv aerial connection.

UTILITY ROOM

8' 5" x 5' 4" (2.57m x 1.63m)

With stainless steel sink unit having cupboards under, space and plumbing for washing machine and wall mounted Worcester boiler. Side entrance door.

GUEST BEDROOM

11' 1" x 7' 1" (3.38m x 2.16m)

With radiator. This room can also be used as a study if desired. Door to:

EN-SUITE

Having large walk in shower, vanity basin with cupboards under and concealed cistern w.c. Complementary tiling and heated towel rail.

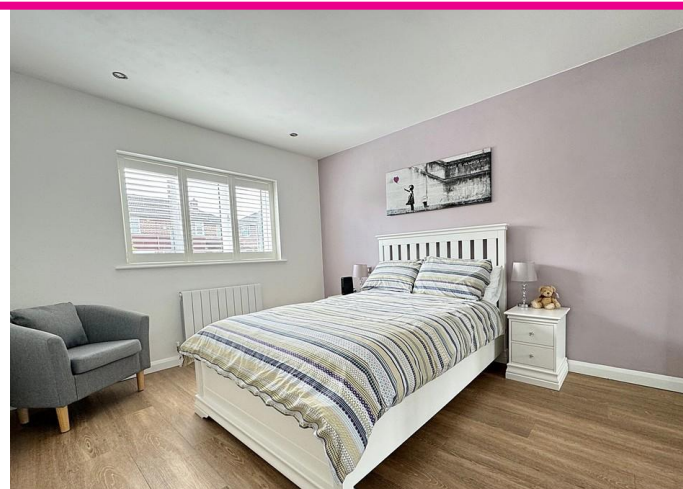
OUTSIDE

PARKING

There is extensive driveway parking to the front of the property with dwarf wall forming the front boundary.

REAR GARDEN

The rear garden is very attractive as well as being sunny and enjoying a high degree of privacy. There is an area of lawn, shrubbery borders with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

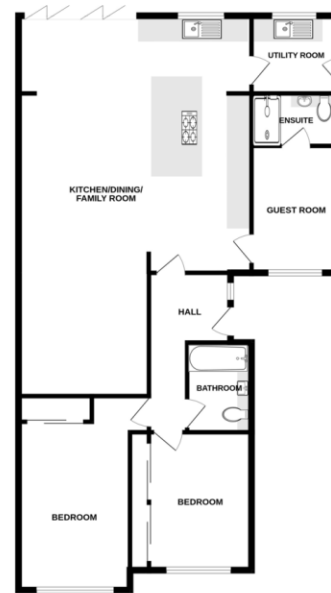
T: 01926 257540

E: sales@juliephilpot.co.uk

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

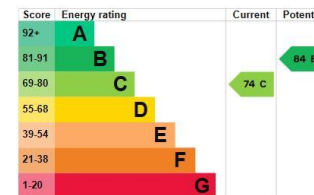


Made with Mergim 0204

Energy rating and score

This property's energy rating is C. 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