



11 Fieldgate Lane

Kenilworth, CV8 1BT

- Located in Kenilworth Old Town
- Attractive Terraced Cottage
- Fitted Kitchen with Integrated Appliances
- EPC Rating C

Asking Price Of £339,950





THE PROPERTY

An opportunity to purchase this stylish Victorian cottage on what could be considered to be Kenilworth's premier address. Situated in the Heart of Kenilworth Old Town this cottage has been modernised and has double glazed and gas centrally heated accommodation arranged over two floors. You enter into the front lounge with a focal point provided by a recessed wood burning stove and shelving to the chimney recesses. A step up takes you to the dining area and a further door into the rear lobby with stairs to the first floor, door into the rear courtyard and doorway to the refitted kitchen. With wall and base units the kitchen has an integrated fridge, washing machine and dishwasher. On the first floor is a landing, two bedrooms and a refitted bathroom with a thermostatic shower. Outside is a pretty courtyard garden laid with slate effect slabbing with a cobbled sun lounge area and a timber shed. Viewing is highly recommended to appreciate the location and quality of this cottage.

APPROACH

To the front is a small attractive area with shrub and a step up to the cottage front entrance door that leads you into the lounge.

LOUNGE

12' 0" x 12' 5" (3.66m x 3.79m) With Victorian bar double glazed window to the fore with a radiator beneath. There is an attractive recessed wood burning stove set on a brick hearth and shelving to the chimney recesses. There is a ceiling light, central exposed beam and a step up to the dining area.

DINING AREA

7' 6" x 12' 5" (2.29m x 3.79m) Victorian bar double glazed window to the rear with a radiator beneath. Ceiling light and a partially glazed entrance door into the rear lobby.

REAR LOBBY

With a double glazed entrance door, staircase rising to the first floor landing and a door into the fitted kitchen.

FITTED KITCHEN

8' 4" x 6' 9" (2.55m x 2.06m) Comprehensively fitted with a range of wood fronted wall and base units. The base units have a stone effect roll topped work surface over with an inset single drainer stainless steel sink unit set beneath the double glazed Victorian bar window to the rear. Integrated washing machine and an undercounter refrigerator. A brushed steel electric oven and halogen hob. There is a glass splash back and extractor canopy that is flanked by wall mounted units. Tiled flooring, a radiator and a cupboard housing the Worcester Bosch combination boiler.

LANDING

With access to loft void, open spindles and bannister and doors off to

BEDROOM ONE

11' 3" x 12' 5" (3.44m x 3.79m) With Victorian bar double glazed window to the fore with a radiator beneath, ornamental cast iron fireplace with grate and shelving to the chimney recess.

BEDROOM TWO

11' 10" x 7' 1" (3.62m x 2.18m) With a Victorian bar double glazed window to the rear with a radiator beneath.

BATHROOM

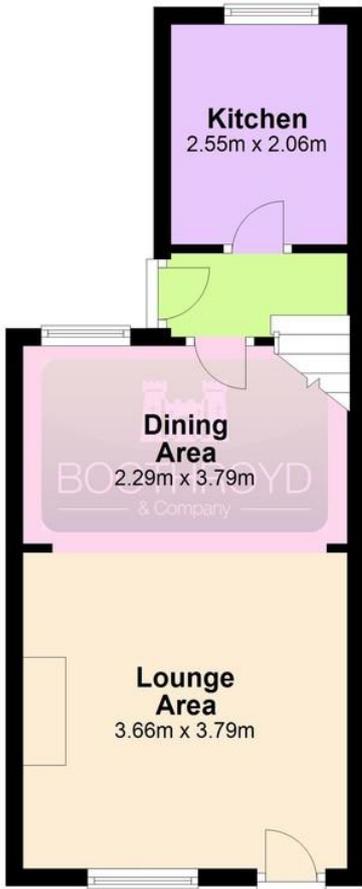
7' 6" x 5' 6" (2.29m x 1.70m) Fitted with a white suite that comprises a panelled bath with a thermostatic shower over and glass shower screen, pedestal wash hand basin and a close coupled WCA's. Complimentary tiling to splashbacks and floor. Frosted Victorian bar double glazed window to the rear with a radiator beneath. Ceiling downlighting and an extractor fan.

REAR COURTYARD GARDEN

The garden is laid with slate effect tiling with white gravel borders. There is a step with retaining wall. At the head of the garden is a cobbled shaded area with a timber shed. It is enclosed with a panelled fence and there is an attractive feature wall at the head of the garden. There is pedestrian access across the rear of the property that services the neighbouring property. The garden is south facing and provides both sun and shade from the nearby clipped trees either side of the garden.



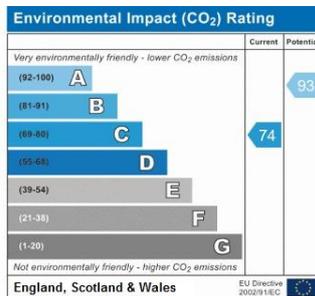
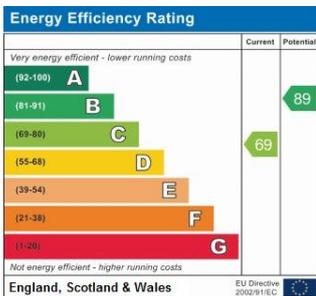
Ground Floor
Approx. 30.6 sq. metres



First Floor
Approx. 30.3 sq. metres



Total area: approx. 60.9 sq. metres



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
Kenilworth
Warwickshire
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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