

JULIE PHILPOT

RESIDENTIAL



183 Clinton Lane | Kenilworth | CV8 1BA

£447,500

An extended semi detached house with four bedrooms, super ground floor living space including a separate lounge with open plan kitchen/diner/family room to the rear as well as a large utility and garage plus a sunny south west facing garden backing onto Priorsfield School playing fields. This property provides ample room for families and couples, it is in excellent order throughout and is set in a great location on the edge of open countryside plus the Castle and Abbey Fields which are also within easy walking distance.

- Four Bedrooms
- Sunny South West Facing Rear Garden
- Sought After Location
- Viewing Essential
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With radiator, downlights and understairs storage space.

LOUNGE

13' 7" x 11' 7" (4.14m x 3.53m)

Having feature fireplace with Victorian style fitted gas fire, radiator and large picture window allowing plenty of light into the room.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

A great open plan space to the rear of the property with kitchen area, dining area and family room.

KITCHEN/DINER

16' 0" x 16' 0" (4.88m x 4.88m)

Having an extensive range of cream gloss units with soft closing doors and drawers plus matching wall units, tall larder units, pull out larder and deep pan drawers plus housing space for side by side fridge/freezer. Quartz sparkle worktops, Rangemaster range cooker with six gas burners and electric hot plate, stainless steel one and a half bowl sink unit, space and plumbing for dishwasher and further dresser style unit with quartz worktop and cupboards above and below with corner units.

Dining area having space for dining table and chairs plus tall wall mounted radiator.

FAMILY ROOM

15' 11" x 11' 3" (4.85m x 3.43m)

With two tall modern design wall mounted radiators, downlights and French doors providing direct access to the rear garden.

UTILITY ROOM

19' 9" x 9' 9" (6.02m x 2.97m)

A large utility room with double doors providing access to the garage and large doors also providing direct access to the rear garden. Belfast sink unit, space and plumbing for washing machine and space above for tumble dryer. Radiator and ample space for further appliances and storage. Built in storage cupboard.

CLOAKROOM

With w.c and corner sink unit.

FIRST FLOOR LANDING

With large built in storage cupboard.

BATHROOM

Having 'p' shaped panelled bath with shower over and curved shower screen. Vanity wash basin with cupboard under and w.c. Heated towel rail, extractor fan, shaver point and fully tiled walls.

DOUBLE BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m)

Having views over school playing fields and radiator.

DOUBLE BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m)

With radiator and built in wardrobes.

BEDROOM/STUDY

7' 3" x 6' 6" (2.21m x 1.98m)

Having built in wardrobe and radiator. This is bedroom four which can also be used as a study/office if required.

SECOND FLOOR

LARGE MASTER DOUBLE

15' 1" x 12' 5" (4.6m x 3.78m)

A lovely large bedroom with great views and sunny aspect. Radiator and access to under eaves storage space. This bedroom also has plenty of room for an en-suite to be created if desired.

OUTSIDE

GARAGE & PARKING

There is driveway parking to the front for a car which then also leads to the:

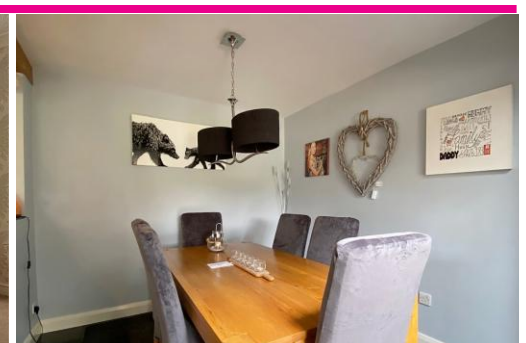
GARAGE

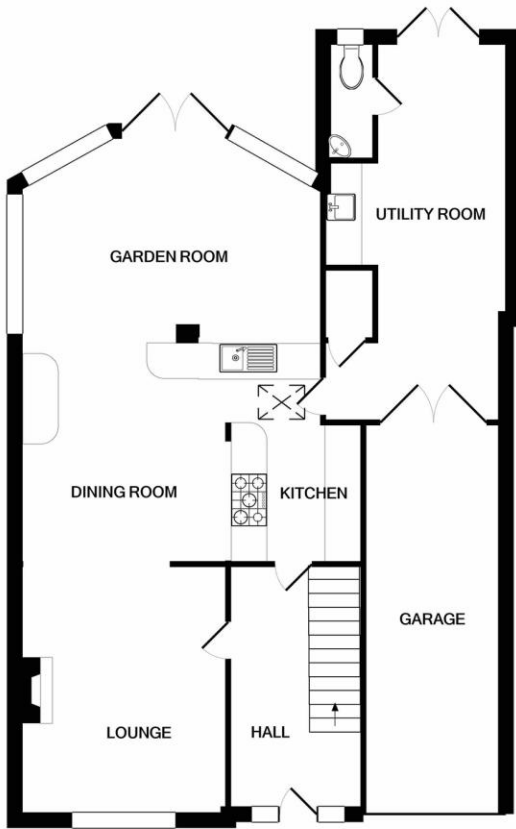
24' 9" x 7' 9" (7.54m x 2.36m)

A longer than average garage with light and power connected. There is plenty of storage space in the garage plus the wall mounted, newly installed (April 21) Worcester gas combination boiler.

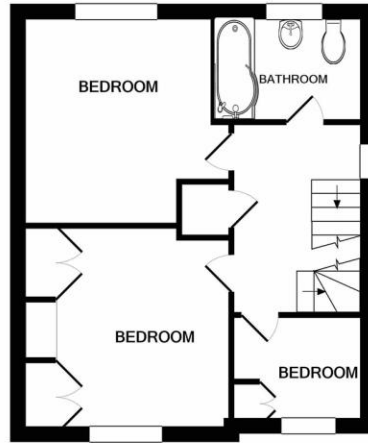
GARDENS

The front garden has an area of lawn plus well stocked shrubbery borders. The rear garden is just great with a large, newly installed, full width timber decking patio/terrace perfect for enjoying outdoor entertaining. There is also an area of lawn plus shrubbery borders and further stone chippings for a further seating/dining area.

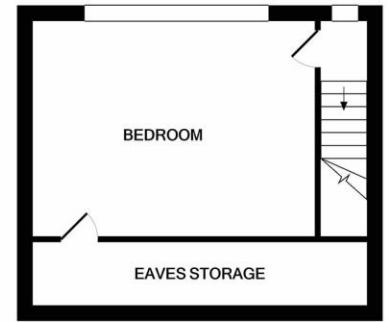




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX FLOOR AREA 1836 SQ FT (170.6 SQ M)
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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