



£410,000



Rouncil Lane Kenilworth Warwickshire England CV8 1FF

A modernised and spacious four bedroom detached family home situated within popular residential location ideal for local amenities. Comprising hall, two reception rooms, refitted wet room, refitted kitchen, four bedrooms, refitted family bathroom, front/rear gardens, garage and off road parking.



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*With a Homewise Lifetime Lease. Subject to property criteria and applicant status.





Approach

Front door gives access through to enclosed canopy porch with leaded light windows to the front and side elevation and further door leading through to:

Reception Hall

With stairs rising to the first floor, under stairs storage cupboard and central heating radiator. Doors off to:

Refitted Wet Room

Being fully tiled and fitted with a suite comprising shower, low level Wc, wash hand basin, heated towel rail and double glazed window to the side elevation.

Living Room

15' 4" x 12' 11" (4.67m x 3.94m)

With double glazed window to the rear elevation, feature fireplace, wooden flooring, TV aerial point and central heating radiator.

Dining Room

13' 8" x 9' 6" (4.17m x 2.90m)

With double glazed window to the rear elevation, continuation of wooden flooring and central heating radiator.

Refitted Kitchen

12' 11" x 8' (3.94m x 2.44m)

Being refitted with a range of wall and base mounted units, complementary work surfaces over, tiling to splash back areas, stainless steel sink and drainer unit, electric oven with gas hob and cookerhood over, space and plumbing for automatic washing machine, integral dishwasher, space and plumbing for fridge/freezer, central heating radiator and double glazed window to the front elevation.

First Floor Landing

Accessed via the stairs rising from the reception hall with loft access to boarded roof space with storage, double glazed window to the front elevation and doors off to:

Bedroom One

13' 10" x 12' 11" (4.22m x 3.94m)

With double glazed window to the rear elevation, TV aerial point, telephone point and central heating radiator.

Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m)

With double glazed window to the rear elevation, built-in wardrobes providing hanging and shelving space and central heating radiator.

Bedroom Three

11' 2" max. x 6' 8" (3.40m max. x 2.03m)

With double glazed window to the rear elevation, laminated flooring and central heating radiator.

Bedroom Four

9' 8" x 8' (2.95m x 2.44m)

With double glazed windows to the front elevation, built-in wardrobes providing hanging and shelving space, wash hand basin and central heating radiator.

Refitted Bathroom

Being fully tiled and refitted with a suite comprising bath with shower over, wash hand basin, low level Wc, heated towel rail, spotlighting and double glazed window to the side elevation.

Outside

Accessed via double wooden gates there is a lawned foregarden with established trees/borders, block paved driveway providing off road parking for several vehicles and two gated side entrances leading through to:

Rear Garden

Well presented being laid to lawn with paved patio area, trees/borders and garden shed.

Integral Garage

17' 5" x 8' 3" (5.31m x 2.51m)

With double doors, combination boiler and power and light supplied.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(93-100) A				(93-100) A			
(85-92) B				(85-92) B			
(77-84) C				(77-84) C			
(69-76) D				(69-76) D			
(61-68) E		58	72	(61-68) E		52	67
(53-60) F				(53-60) F			
(45-52) G				(45-52) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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