



## Glasshouse Lane, Kenilworth

£845,000

- 1930's Extended Detached House
- Living Room & Dining/Study
- Breakfast Kitchen & Utility Room
- Four Double Bedrooms
- Premium Kenilworth Location With Large Rear Garden
- Porch, Large Reception Hall & Cloakroom
- Energy Rating D
- Conservatory & Games/Family Room
- Bathroom & En-suite
- Warwick District Council Tax Band G



# Glasshouse Lane, Kenilworth CV8 2AJ

A spacious and considerably extended quality detached family home, in a sought-after residential area and having a magnificent large family garden. Glasshouse Lane is situated on the south-eastern side of Kenilworth and comprises mature 1930's detached house that has been considerably extended with gas fired central heating and double glazing. The accommodation comprises; enclosed porch, spacious reception hall with cloakroom, extended kitchen with breakfast area, living room, conservatory, utility room and family/games room. To the first floor there are four bedrooms all of which are doubles, main bedroom with en suite bathroom, and a main family bathroom. Outside a superb 270ft family rear garden and large driveway parking, viewing is essential.



Council Tax Band: G



## Entrance

double glazed and leaded enclosed porch with matching leaded lights and matching glazed side panels, quarry tiled floor, further glazed door leading to the

## Reception Hall

With radiator, wall light point, central heating thermostat, three opaque double glazed windows, staircase rising to first floor with spindled staircase and feature arched door way leading to the

## Cloakroom

Incorporating the under stairs storage cupboard, fitted with a white suite, Victorian style fittings and comprising low level w.c, Victorian style vanity unit with inset wash hand basin and cupboard shelf beneath, opaque double glazed window, radiator, fitted double door cupboard, part ceramic tiled floor and wall mounted mirror.

## Lounge

14'10" x 19'4"

With coving, three wall light points, two radiators, impressive feature inglenook style fireplace with exposed brick work and oak timber mantel with hearth, concealed lighting and fitted cast iron solid multi fuel burning stove, t.v, aerial point, hardwood glazed window and hardwood sealed unit, double glazed doors with matching side windows leading to the conservatory.

## Conservatory

11'6" x 17'8"

With wood grain effect double glazed windows to two sides and double glazed doors to rear and opening roof light.

## Kitchen/Breakfast Room

25'8" x 8'11"

Comprehensively fitted with a full range of oak faced units comprising cupboards and drawers with black marble effect work surfaces, ceramic tiled splash backs, range of matching wall cupboards and glass fronted display units, space for range cooker, illuminated extractor canopy above, single drainer sink with mixer tap, integrated dishwasher, radiator, double glazed side window and hardwood double french glazed double doors to rear garden with matching glazed surround panels leading to outside, ceiling down lighters door leads to

## Utility Room

12'3" x 12'3"

Fitted with a range of units comprising base cupboards and drawers with work surface over and inset single drainer stainless steel sink unit, space and plumbing for washing machine and tumble dryer and space for fridge/freezer, range of matching wall cupboards, window to rear and half glazed door leading to garden, wall mounted Vaillant

combination boiler servicing the hot water and central heating.

## Dining Room/Study

12'4" x 11'2"

With leaded double glazed bay window to front, radiator and ceiling light.

## Family Room/Gym

19'6" x 8'2"

With double glazed bay window, door to front providing separate front access, wood effect laminate flooring, two slim line electric panel heaters, two ceiling lights and the water meter.

## First Floor Landing

Attractive first floor landing with radiator, two ceiling lights and double glazed window.

## Principal Bedroom

14'11" x 12'6"

With hardwood double glazed bay window, comprehensive range of fitted wardrobes and storage with central double bed space, bedside unit with illuminated open shelving, matching dressing table with fitted mirror, t.v. aerial point, inset ceiling down lights, radiator and door to

## En-suite Bathroom

Comprising low level w.c, panelled bath with mixer tap and shower attachment, double door vanity unit with inset wash hand basin, walk-in large tiled shower area with a Mira shower, ceramic tiling to wall areas, two wall light points, extractor fan, hardwood double glazed window with feature leaded lights and inset ceiling lights.

## Double Bedroom Two

16'7" x 8'9"

With two radiators, two double glazed windows to front and back and ceiling light.

## Double Bedroom Three

10'11" x 8'11"

With radiator, double glazed window to front, open door wardrobes/storage and coving.

## Bedroom Four

9'9" x 11'10"

With built-in open fronted storage cupboards, double glazed window, coving, radiator and access to insulated roof space with retractable ladder.

## Family Bathroom

Half tiled walls and fitted three-piece suite with panelled bath, mixer tap and shower attachment and Mira shower, fitted glazed shower screen, pedestal wash hand basin, low level w.c., double glazed window, radiator, shaver point and extractor fan.



## Outside

To the front of the property is a considerable private large tarmac driveway and parking forecourt with front screen hedging and gravel area.

## Rear Garden

The rear south facing garden is a depth of approx 270ft and a real feature to this property. It is divided into distinct areas, one with a paved sun trap, shaped lawns and mature planting with shrubs. A further designed central area is laid out with hard landscaping, chippings and inset planting, further seating areas, rockery and storage sheds. To the lower end of the garden is a children's play space designed for recreation use.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

79 Mbps

Satellite / Fibre TV Availability

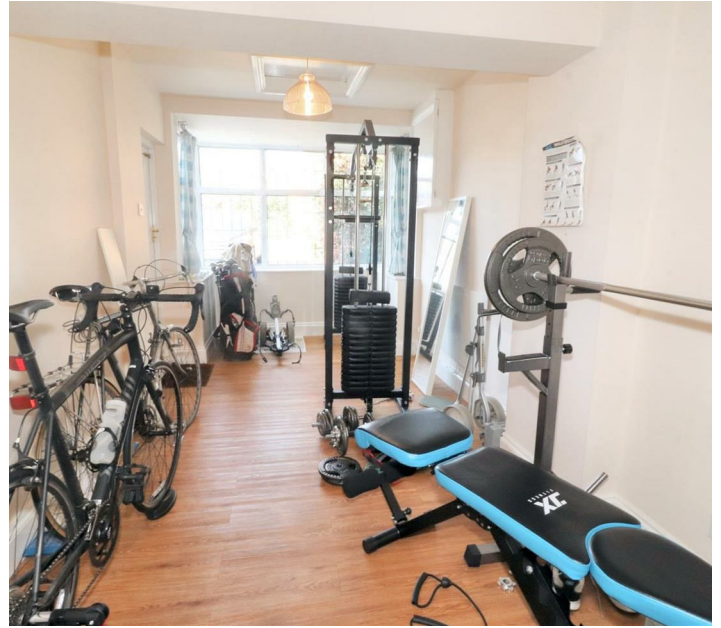
BT

Sky

Virgin

## Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>	60		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

