



## Lunn Avenue, Kenilworth, Warwickshire. CV8 1DS

Asking Price £400,000

- Attractive Extended Three Bedroom Semi Detached House
- Recently Refitted Kitchen With Utility Room
- Three Bedrooms With Fitted Furniture
- Driveway And Detached Garage
- Ideally Situated For Clinton Primary School
- Two Generous Reception Rooms
- EPC Rating TBC
- Modern Fully Tiled Bathroom
- Double Glazing And Gas Central Heating
- Warwick District Council Tax Band D

# Lunn Avenue, Kenilworth, Warwickshire. CV8 1DS

An opportunity to purchase this attractive and extended three bedroom semi detached house. Situated within this highly regarded cul-de-sac adjacent to Clinton Primary School. Benefitting double glazing and gas central heating with a condensing boiler the property offers generous accommodation across two floors. Approached across a driveway you enter into the hallway with cloakroom and doors off to the cloakroom, lounge with feature fireplace and the recently refitted kitchen with high gloss units. From the kitchen doors lead into the dining room with French doors and also the utility room. On the first floor is a landing and three well proportioned bedrooms with fitted furniture. The refitted bathroom has tiling to full height. Outside the driveway provides access to the brick garage and garden beyond. Having a raised patio and formal lawn with mature shrub borders.



Council Tax Band: D



### **Hallway**

Entered through a composite door. Window to the side, radiator and stripped wood staircase rising to the first floor landing. Doors off to:

### **Cloakroom**

Concealed cistern wc, a wash hand basin with radiator beneath and frosted window.

### **Lounge**

16'4" x 11'11"

Window to the fore and a radiator. The focal point is provided by a marble fireplace with matching hearth, an Adams style surround and housing a coal effect gas fire.

### **Dining Room**

20'9" x 9'6"

The extended dining room has French doors with full height side lights onto the rear garden. Twin radiators..

### **Fitted Kitchen**

11'11" x 8'5"

Fitted with modern high gloss grey units. The base units have a marble effect counter with an inset stainless steel sink unit which is set beneath the window to the side. Contrasting tiled splashbacks. Integrated oven set beneath the four burner gas hob with extractor canopy over. There is a dishwasher and larder cupboard. Undercounter heater and doorway into the utility room.

### **Utility Room**

7'9" x 6'9"

Having a tiled floor, window and door to the rear patio and garden. Plumbing for automatic washing machine and a countertop. Hanging, shelving and space for an upright fridge freezer.

### **Landing**

With window on the landing, airing cupboard housing the condensing boiler, access to loft void and doors off to:

### **Bedroom One**

15'0" x 11'2"

Window to the fore with a radiator beneath. Built in furniture that incorporates a range of light wood wardrobes with top boxes, bedside cabinets and a dressing table with vanity sink..

### **Bedroom Two**

10'2" x 11'4"

Window to the rear with a radiator beneath and top box cupboards.

### **Bedroom Three**

11'7" x 6'11"

Window to the fore, radiator and built in wardrobe, dressing table and top boxes.

### **Bathroom**

The fully tiled bathroom has been recently refitted with a white suite that comprises a panelled bath with a thermostatic shower over and screen. Vanity wash hand basin and a concealed cistern wc. Tiled flooring, chrome heated towel rail and a frosted window.

### **Rear Garden**

With a paved patio leading directly from the house with a dwarf retaining wall. Steps lead you down to the formal lawn with mature shrub borders. There is an outside tap, power point and a gate onto the side driveway.

### **Side Garage**

With up and over door and power and lighting laid on.

### **Driveway**

The tarmac driveway leads to the front door and side garage.

### **Fore Garden**

The open plan garden is mainly laid to lawn with shrub and tree borders. The pathway leads to the recessed porch.

### **Services**

All mains services are connected.

#### **Predicted broadband Speeds**

Basic: 18Mbps

Superfast: 76Mbps

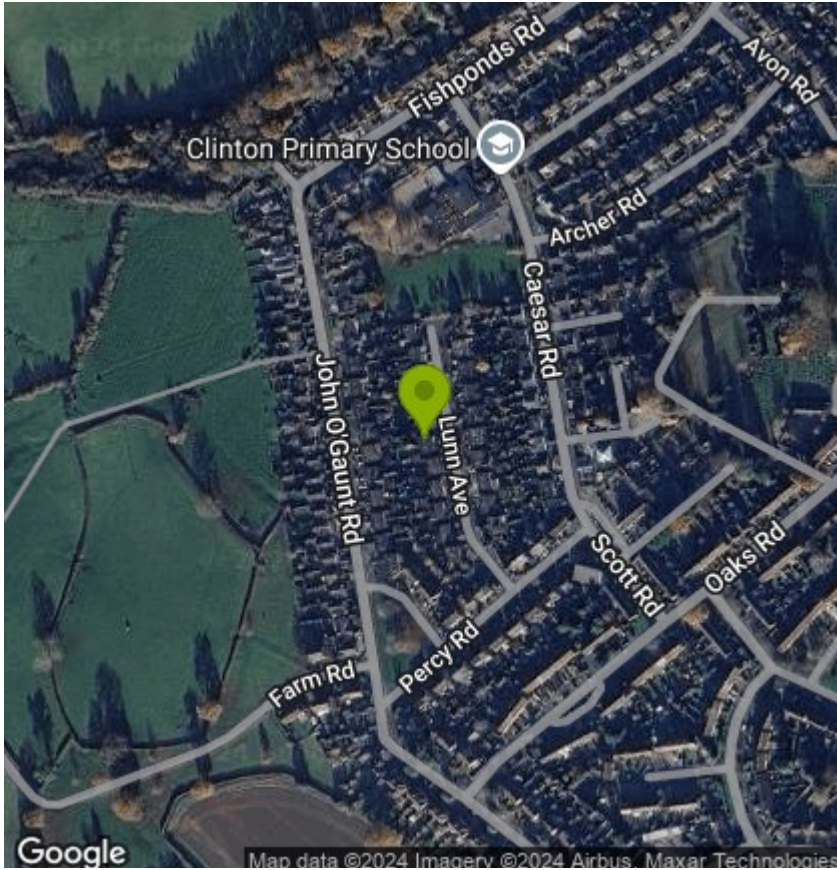
Ultrafast: 1000Mbps

#### **Satellite Fibre TV Availability**

BT, Sky & Virgin

### **Tenure**

The property is Freehold. Title No: WK233944



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

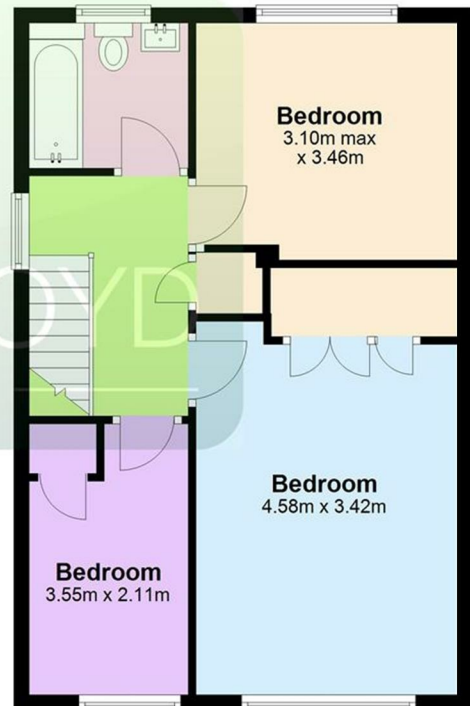
### Ground Floor

Approx. 61.7 sq. metres



### First Floor

Approx. 49.4 sq. metres



Total area: approx. 111.2 sq. metres