



Lindsey Crescent, Kenilworth

Offers In The Region Of £460,000

- Well Appointed Two Bedroom Semi Detached Bungalow
- Attractive Fitted Shaker Style Kitchen
- Refitted Shower Room
- Generous Driveway To Garage
- Highly Regarded Development Close To Town Centre
- Offered With No Onward Chain
- EPC Rating C - 69
- Rear Lounge With Patio Doors Into Garden
- Well Stocked Rear Garden With Patio
- Warwick District Council Tax Band D

Lindsey Crescent, Kenilworth, CV8 1FL

A stunning two bedroom semi detached bungalow located within this highly regarded development close to Kenilworth Town Centre. With quality fittings throughout the property benefits double glazing and gas central heating. You enter into a central hallway with boiler cupboard and all doors that lead off. A particularly appealing feature of this bungalow is that the lounge and kitchen open into the beautiful rear garden whilst the two double bedrooms are located to the front, both with fitted furniture. Both the kitchen and shower room have been refitted. the kitchen having integrated appliances and attractive shaker style units. The bathroom has vanity units and a multi jet shower cubicle. Outside is a tarmac driveway and garage with plumbing for the automatic washing machine. The rear garden has a generous paved patio and steps up to the formal lawn with mature shrub borders. Viewing is essential.



Council Tax Band: D



Approach

The property is approached across a tarmacadam driveway that provides hardstanding and leads to the canopied porch.

Hallway

Entered through a uPVC door with matching side light window and having engineered wood flooring, Boiler cupboard housing the combination boiler, radiator and all doors off to;

Rear Lounge/ Dining Room

22'2" x 12'3"

Continuation of the engineered wood flooring and having patio doors onto the rear garden and patio. Twin radiators.

Kitchen

11'10" x 10'1"

Comprehensively fitted with a range of cream fronted shaker style units to wall and base. The units have brushed steel furniture and the base units have a roll topped wood effect counter with an inset stainless steel sink unit which is set beneath the rear window. Four burner gas hob with an extractor canopy and eye level twin oven with grill. Integrated dishwasher, tiled floor and door to the rear garden.

Bedroom Two

14'7" x 12'3"

Window to the fore with plantation shutters, radiator and mirror fronted sliding wardrobes.

Bedroom One

12'5" x 11'11"

Twin windows to the fore with plantation shutters, radiator and built in corner wardrobes with matching chest of drawers.

Shower Room

Fitted with a suite that comprises a corner shower cubicle with multi jet shower, concealed cistern wc and vanity wash hand basin. Frosted windows, heated towel rail and tiling to floors, benefitting from underfloor heating, and full height to the walls.

Driveway

There is a tarmacadam driveway and hardstanding that provides parking for a number of vehicles. It leads to the side garage with up and over door.

Garage

16'8" x 8'0"

With up and over door, power and lighting and plumbing for an automatic washing machine. Communicating door into the rear garden.

Rear Garden

There is a paved patio to the rear with a dwarf wall retainer for the formal lawn. Flanked with well stocked borders with mature shrubs and plants. Sun lounge area and a timber shed.

Tenure

The property is Freehold

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

54 Mbps

Satellite / Fibre TV Availability

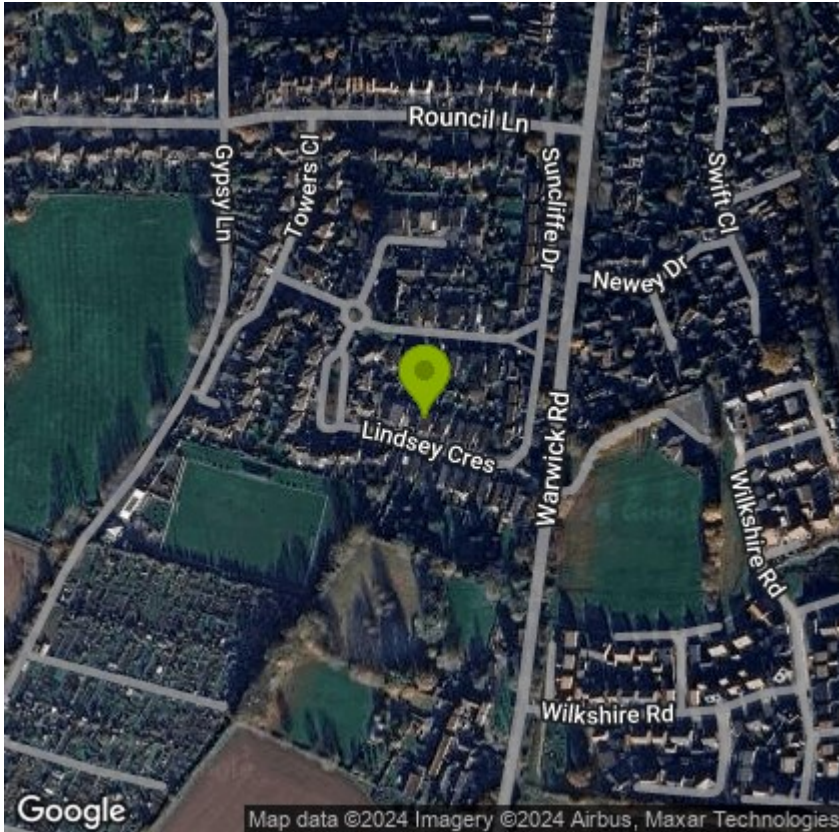
BT

Sky

Virgin

Fixtures and 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor
Approx. 94.8 sq. metres



Total area: approx. 94.8 sq. metres