



Cromwell Lane, Burton Green, Kenilworth

Offers In The Region Of £410,000

- 1930s Three Bedroom Semi Detached House
- Through Living/Dining Room,
- Conservatory
- Three Bedrooms- Two Doubles
- Long Front & Rear Gardens With Views Of The Water Tower.
- Porch & Reception Hall
- Energy Rating E - 50
- Extended Kitchen
- Refitted Bathroom
- Warwick District Council Tax Band E

Cromwell Lane, Burton Green, Kenilworth

A 1930s semi-detached property with the benefit of being on a good size plot with long front garden set well back from the road, comprises: Feature arched entrance porch, reception hallway, through living/dining room with walk in bay window, conservatory, first floor landing, three bedrooms (2 doubles), three piece refitted bathroom, single garage, good size lawned rear garden, and sizable front fore garden with parking for several cars. The property benefits from gas fired central heating and double glazing.



Council Tax Band: E



Approach

Over a long block paved driveway with feature brick arch open porch with Minton tiled floor, hardwood panelled and opaque glazed door with matching multi-paned glazed insets either side into the

Hall

With original tiled Minton flooring, radiator, ceiling light, coat hooks, Honeywell temperature control clock for the central heating, multi paned glazed door leading into the

Lounge

11'5" x 11'4"

Living area with exposed timber floorboards, feature living flame effect coal gas fire with marble composite inset and hearth with wooden mantle and surround, picture rail, radiator, walk in double glazed bay window to front, ceiling light, opening to the

Dining Room

12'11" x 10'11"

With picture rail, exposed timber floorboards, ceiling light, radiator, single glazed French timber doors into the

Conservatory

8'3" x 11'3"

With a pitched polycarbonate roof and upvc double glazed French doors with matching full height windows onto the decking, radiator, exposed timber floorboards.

Kitchen/ Breakfast Room

17'8" x 10'5"

Kitchen comprehensively fitted with a range of matching teal blue fronted base and wall units with tiled work surfaces and splash back, single drainer stainless steel sink unit, space and plumbing for automatic washing machine and dishwasher, space for under counter separate freezer and fridge, space for tumble dryer, integrated Hotpoint single fan assisted oven and grill five ring stainless steel gas hob with illuminated stainless steel extractor hood above and matching splash back, space for breakfast table, ceramic tiling to floor, double glazed window to rear two ceiling lights Velux, radiator, double glazed door to side, cupboard concealing the Worcester condensing boiler serving the hot water and central heating, useful under stairs storage cupboard.

First Floor Landing

With white bannister rail and spindles, double glazed window to side, ceiling light, door to

Double Bedroom One

11'5" x 11'4"

With walk in double glazed bay window to front, radiator, ceiling light, cast iron fireplace with mantle.

Double Bedroom Two

12'11" x 11'5"

With double glazed window overlooking the rear garden and iconic Water Tower, radiator, ceiling light, built in matching wardrobes to one wall with hanging and shelving and fitted drawers.

Bedroom Three

8'1" x 6'0"

With double glazed window to front, ceiling light, radiator, wood laminate flooring.

Bathroom

With a refitted three piece white suite with low level encased w.c, vanity wash hand basin with feature circular bowl and black mixer tap, panelled bath with central chrome mixer tap and mains fed shower with chrome fittings and twin shower heads and rain head shower, easy wipe splashback to walls opaque double glazed window to rear, ceramic tiling to floor, black towel rail, ceiling light.

Second Floor Loft Space

10'5" x 17'3"

Dog leg stairs, with double glazed window to side, bannister rail, timber floorboards, double glazed dormer window to rear, ceiling light, eaves storage.

Garage

With metal up and over door to front with power and light connected, upvc pedestrian door to the rear, leading to the side passage and garden.

Rear Garden

Large rear garden fully enclosed by perimeter fencing with raised patio decking area, cold water tap. The garden predominantly laid to lawn with planted borders, to the rear of the gardens a gravelled sitting area. The property is not overlooked and has a fabulous view of the iconic Cromwell Lane Water Tower.

Front

To the front of the property is a long block paved driveway with parking for several cars, mature private hedging running along either boundary.

Tenure

The property is Freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

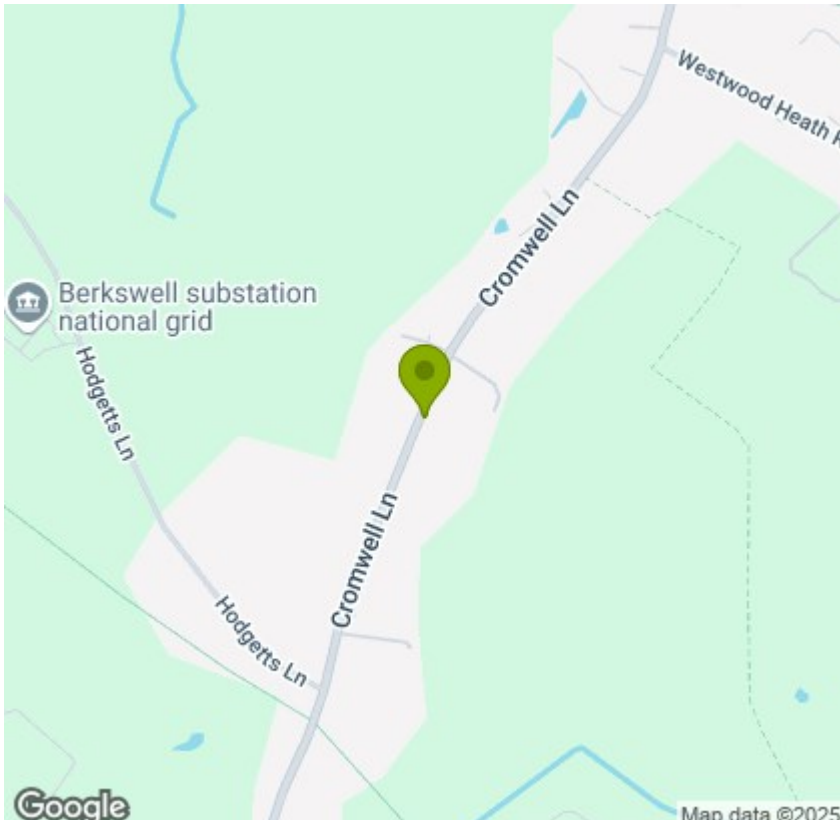
Virgin

Fixtures & Fittings

All fittings and fixtures 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: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

