



20 Barrowfield Lane, Kenilworth, CV8 1EP

Asking Price £520,000

- Two Bedroom Detached Bungalow
- West Facing Rear Garden
- Energy Rating - D
- Parking
- Conservatory
- Town Centre Location
- No Chain
- Gas Central Heating
- Council Tax Band - E
- Fitted Kitchen and Utility

20 Barrowfield Lane, Kenilworth CV8 1EP

A deceptively spacious and sought after two bedroom detached bungalow presented in excellent decorative order throughout and benefiting from a convenient town centre location situated within easy walking distance of all the town centre facilities and the Abbey Fields.

The gas centrally heated double glazed accommodation with wood styled Kardean flooring throughout offers: enclosed porch, spacious reception hall with large cloaks cupboard, attractive living room with feature electric fireplace and conservatory leading off, fitted kitchen, master bedroom, second single bedroom, shower room, guest WC, forecourt parking for 3 cars and block paviour frontage, attractive south westerly rear garden, designed for ease of maintenance. This delightfully situated detached bungalow is offered for sale with no chain.



Council Tax Band: E



The Property

A sought after and conveniently positioned two bedroom detached bungalow, situated within easy walking distance of all town centre facilities and amenities and the Abbey Fields. The gas centrally heated double glazed accommodation with wood styled Kardean flooring throughout offers: enclosed porch, spacious reception hall with large cloaks cupboard, attractive living room with feature electric fireplace with quality conservatory leading off, fitted kitchen, utility, master bedroom, second single bedroom, tiled shower room, guest WC, forecourt parking for 3 cars and block paviour frontage, attractive south westerly rear garden, designed for ease of maintenance. This delightfully situated detached bungalow is offered for sale with no chain.

Approach

The front of the property is enclosed behind a dwarf brick wall with block paved forecourt, off road car parking for at least three vehicles. Benefitting from an outside water tap and side access to rear garden with uPVC security gate. Leading to uPVC double glazed sliding porch door to enclosed entrance porch, courtesy light, stainless steel grab rail, paneled and opaque glazed front door leading into

Entrance Hall

Radiator, central ceiling light, double door built-in cloaks cupboard with hanging rail and shelf, power points, doors off to

Living Room

Coving, two windows to rear with curtain rail above, two radiators, central ceiling lights, feature remote controlled electric fireplace with matching timber mantel and hearth. Multiple power sockets with two double glazed Upvc glass inset doors to conservatory

Fitted Kitchen

With plenty of natural light coming through the Velux skylight this kitchen is comprehensively fitted with white flat panel base and wall units that are soft close, fitted drawers, marble affect rounded edge work surfaces with matching upstand, single drainer stainless steel Lamona sink one and a half bowl unit with mixer tap overlooking front elevation with roller blind above, integrated Bosch dishwasher, multiple power sockets and TV ariel, LED spotlights, ceramic electric hob, eye level double oven and grill, space for tall fridge freezer, radiator, space for small dining table and door off to

Conservatory

Double glazed glass lantern style roof, double glazed side windows with lower walls, French doors opening to west facing rear garden. Multiple power sockets with further door connecting to the kitchen and further French doors off to the lounge.

Bedroom One

Central double bed space, multiple power sockets, wall hung phone, central ceiling light, curtain rail above double glazed window with radiator below

Bedroom Two

Radiator, double glazed front window with curtain rail above, central ceiling light and power sockets.

Bathroom

Walk-in fully tiled large shower cubicle, Mira electric shower, glazed shower screen, wash hand basin with matching drawers below and illuminated mirrored cabinet above with shaver point, high level w.c. with grab rails, velux double glazed roof skylight, towel rail/radiator, extractor, fitted flat panel cabinets.

Guest WC

Low level wc, cabinet wash hand basin with mixer tap, central ceiling light, extractor.

Utility

Fitted with white flat panel base units that are soft close, marble affect rounded edge work surfaces with matching upstand, double glazed internal window, single stainless steel inset sink unit with chrome mixer tap, washing machine and Siemens Dryer, power sockets and Wall hung Worcestershire Bosch boiler.

West Facing Rear Garden

With bloc pavior patio with being mainly laid to lawn, surrounding flower beds and borders, fully enclosed by perimeter fencing. There is an outside cold water tap.

Fittings And Fixtures

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

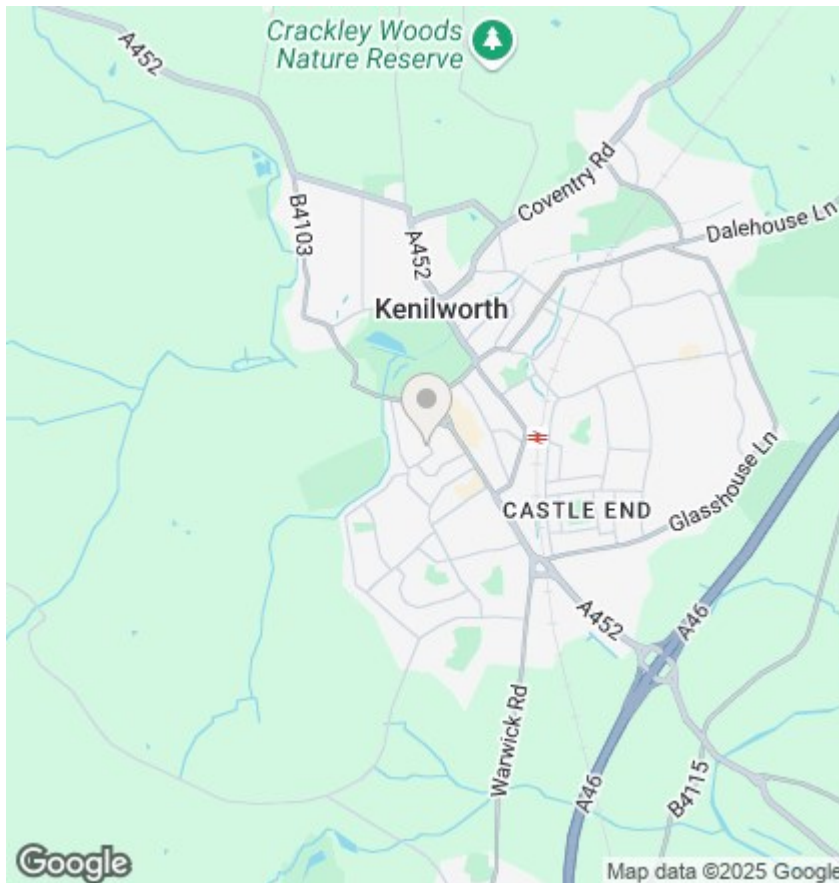
Services

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
21 Mbps
Superfast
71 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin



Viewings

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

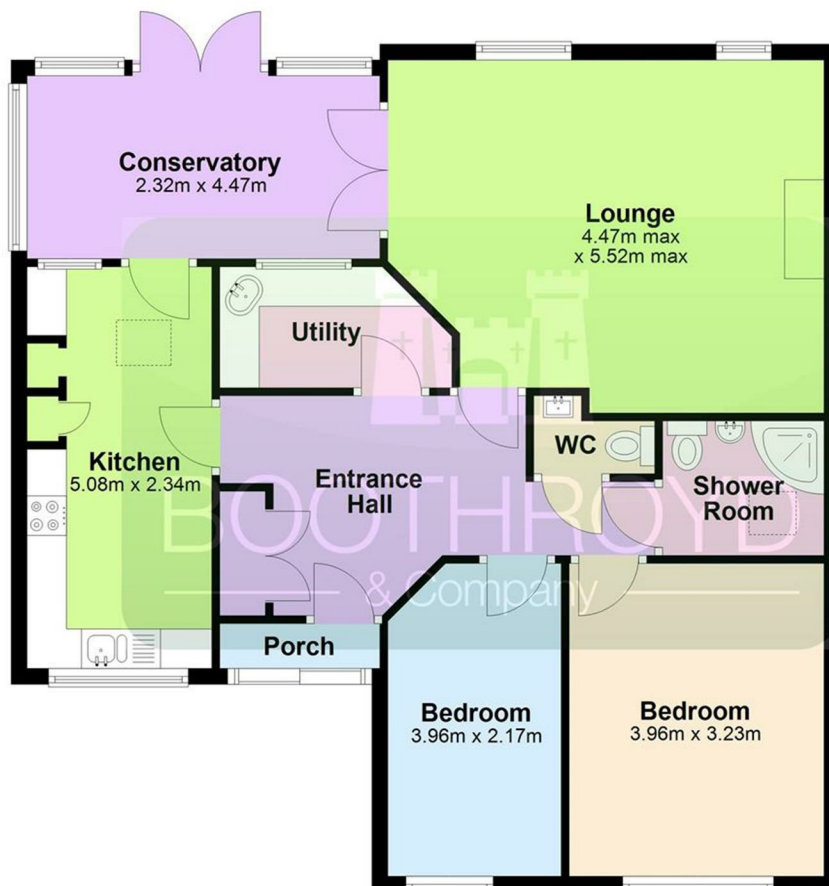
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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. 91.3 sq. metres



Total area: approx. 91.3 sq. metres