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Clinton Lane
Kenilworth



Property Description

This well-presented three-bedroom semi-detached family home enjoys an enviable position on the highly sought-after Clinton Lane, offering spacious and versatile accommodation ideally suited to modern family living.

The property is approached via a driveway providing ample off-road parking and benefits from a detached garage. Internally, the accommodation comprises a welcoming entrance hall leading through to a generous living room which flows seamlessly into a separate dining area, creating an excellent open-plan family and entertaining space. A separate fitted kitchen overlooks the rear garden and provides practical day-to-day functionality.

To the first floor are three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom, ideal as a child's room, nursery or home office. The family bathroom is fitted with a modern suite and benefits from both bath and shower facilities.

Outside, the property enjoys a beautifully landscaped and private rear garden, offering an ideal setting for outdoor dining, family activities and relaxation.

The location is a particular highlight, being situated directly opposite the highly regarded Priors Field School, making it an exceptional choice for families. Kenilworth Castle and its historic grounds are just a short stroll away, whilst Kenilworth town centre, with its excellent range of shops, cafés, restaurants and amenities, is also within easy walking distance.

Approach

Off the main road and close to Priorsfield primary school leading to single driveway with shingle laid frontage to front door.

Entrance Hall

Inviting entrance hallway straight through to kitchen with main reception room to the left at entrance in addition to understairs storage space

Living/ Dining Room

Two part living/ dining room with views to front and rear of property. To the front, a light and spacious living area with gas effect fire and to the rear, with partial level separation a dedicated dining and family area with views to private rear garden

Kitchen

Modern white kitchen with shaker style cupboards, induction hob, dishwasher and space for household utilities including dishwasher with views to private rear garden and side door access to garage

Landing

Leading to all bedrooms with loft access and storage in addition to additional storage cupboard

Main Bedroom

Spacious main bedroom overlooking front aspect of the property

Bedroom 2

Double bedroom overlooking rear

aspect of property into garden

Bedroom 3

Single bedroom overlooking front aspect of the property. Ideal as a children's bedroom and/or office and study space

Main Bathroom

3-piece bathroom with bath and shower facilities, wc and wash basin with window to rear and radiator heating

Rear Garden

Private rear garden with patio to front and well kept lawn with borders in addition to a useful greenhouse

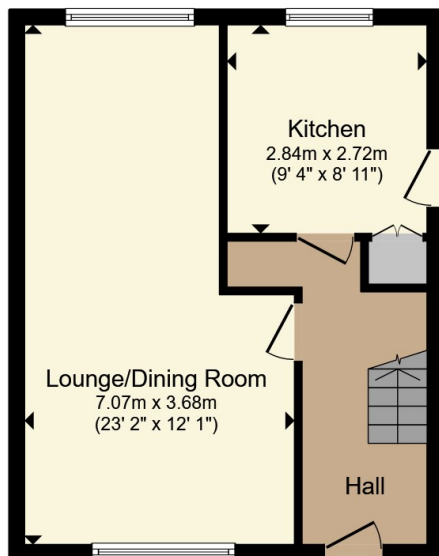
Driveway

Single track driveway for 1/2 cars in addition to shingle frontage ideal for additional parking or alternatively a lovely sitting area

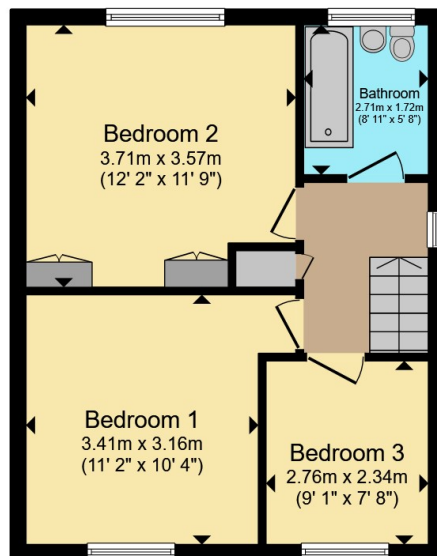
Garage And Carport

A covered carport and single garage to the rear of the property, ideal for household storage or alternatively a working area.

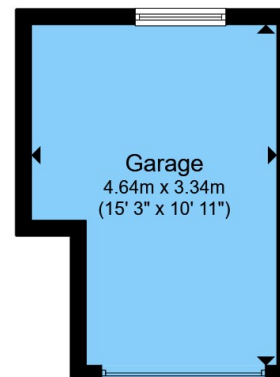




Ground Floor



First Floor



Garage

Total floor area 91.4 m² (984 sq.ft.) approx

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To view this property please contact Atkinson Stilgoe on

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EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

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