



Glasshouse Lane | Kenilworth | CV8 2AJ

Price guide £600,000



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This delightful detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you will find two inviting reception rooms, including a bright living room and a separate dining room, ideal for entertaining guests or enjoying family meals. Additionally, a study provides a quiet space for work or relaxation, catering to the needs of modern living.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the good-sized rear garden, offering a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

Situated close to Kenilworth town centre, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and schools, making it an ideal location for families. The absence of an upward chain further simplifies the buying process, allowing for a smoother transition into your new home.

This detached house on Glasshouse Lane is a rare find, combining comfort, space, and a prime location. Do not miss the chance to make this lovely property your own.



- Three Bedroom Detached Family Home
- Popular Residential Street
- Good Sized Rear Garden
- Re-Decorated Throughout
- Driveway and Garage
- Living Room Separate Dining Room
- Fitted Kitchen with Separate Utility Room
- Study/Snug/Fourth Bedroom
- Family Bathroom and Downstairs WC
- EPC





Total area: approx. 148.0 sq. metres (1593.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Entrance Hall

Entrance to the property is via a solid wooden door which opens into the entrance hall. Double glazed panel to side elevation, gas central heating radiator, light point to ceiling and white painted doors lead in to all rooms. Including the understairs cupboard which has a double glazed panel to front elevation, light point to high level and provides good storage.

Downstairs WC

Double glazed window to front elevation, light point to ceiling, gas central heating radiator and fitted with a white toilet and basin with chrome hot and cold tap.

Living Room

14'11" x 13'4" (max) (4.563m x 4.068m (max))

Double glazed window to front elevation, double glazed panels to side elevation and a large double glazed sliding door to rear elevation giving access out in to the garden. Light point to ceiling, two gas central heating radiators and feature gas fire.

Dining Room

13'11" x 12'11" (4.252m x 3.957m)

Double glazed, square bay window to rear elevation, light point to ceiling, gas central heating radiator and fitted open shelving.

Kitchen

8'10" x 14'10" (2.712m x 4.545m)

Double glazed window to front and side elevation, light point to ceiling and gas central heating radiator. The kitchen is fitted with a range of base and wall units in a wood effect frontage with a dark, granite effect melamine work surface and a tiled splash back. Integrated appliances of a double electric oven, four ring gas hob with integrated extractor over, dishwasher and a stainless steel, one and a half bowl sink with matching drainer and chrome hot and cold mixer tap. Gas central heating radiator and an integrated gas combi boiler.

Wooden framed glazed door giving access in to the utility room.

Utility Room

17'10" x 5'5" (5.452m x 1.66m)

Wooden door to side elevation giving access out in to the garden, wooden door giving access in to the garage, double glazed windows to rear and side elevation, fitted units to match those in the kitchen, space and plumbing for washing machine and tumble dryer, stainless steel sink with drainer with chrome hot and cold mixer tap and there is a light point to ceiling.

Wooden framed glazed door giving access in to home office/bedroom four.

Home Office/Bedroom Four

13'10" x 7'10" (4.238m x 2.412m)

Double glazed window to side elevation, light point to ceiling and an electric heater fitted.

From the entrance hall, stairs lead up to the first floor landing with white painted doors giving access in to all rooms, including the airing cupboard and a large storage cupboard.

Bedroom One

11'5" x 15'0" (3.49m x 4.58m)

Double glazed window to front and rear elevations, light point to ceiling and there is a gas central heating radiator.

Bedroom Two

11'5" x 11'7" (3.50m x 3.54m)

Double glazed window to rear elevation, light point to ceiling, gas central heating radiator and a run of fitted wardrobes.

Bedroom Three

10'5" x 11'5" (3.2m x 3.50m)

Double glazed window to rear elevation, light point to ceiling and gas central heating radiator.

Family Bathroom

Double glazed, obscure glazed window to front elevation, LED spotlights to ceiling, gas central heated radiator. Fitted with a white basin with a chrome hot and cold mixer tap and double cupboard below, white low WC and a "P" shaped bath with chrome hot and cold mixer tap with electric shower over.

Outside

To the rear and accessed from the living room and the utility room is a good sized and mature garden with large patio and lawned area.

To the front is a tarmac driveway, lawned fore garden and access to the garage via up and over door.