



**SHELDON  
BOSLEY  
KNIGHT**

**65 GLASSHOUSE LANE**

KENILWORTH




# Spacious family accommodation

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65 GLASSHOUSE LANE, KENILWORTH

A substantial extended detached family home providing spacious family accommodation with a fantastic flow.





# Located in a popular spot for schools and local amenities

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The generous breakfast kitchen provides a hub for busy lives, giving access to a utility, a snug, and in turn the dining room with a door off to the rear garden. The living room boasts a feature inglenook fireplace with a bay window to the front and French door to the rear, and a ground floor cloakroom completes the accommodation.

On the first floor the superb master suite offers a range of fitted wardrobes with a refitted en-suite shower room, with three further double bedrooms and a family bathroom. Outside there is a good-sized garden to the rear, a double garage and off-road parking for several vehicles. All located in a popular spot for schools and local amenities, viewing is essential.











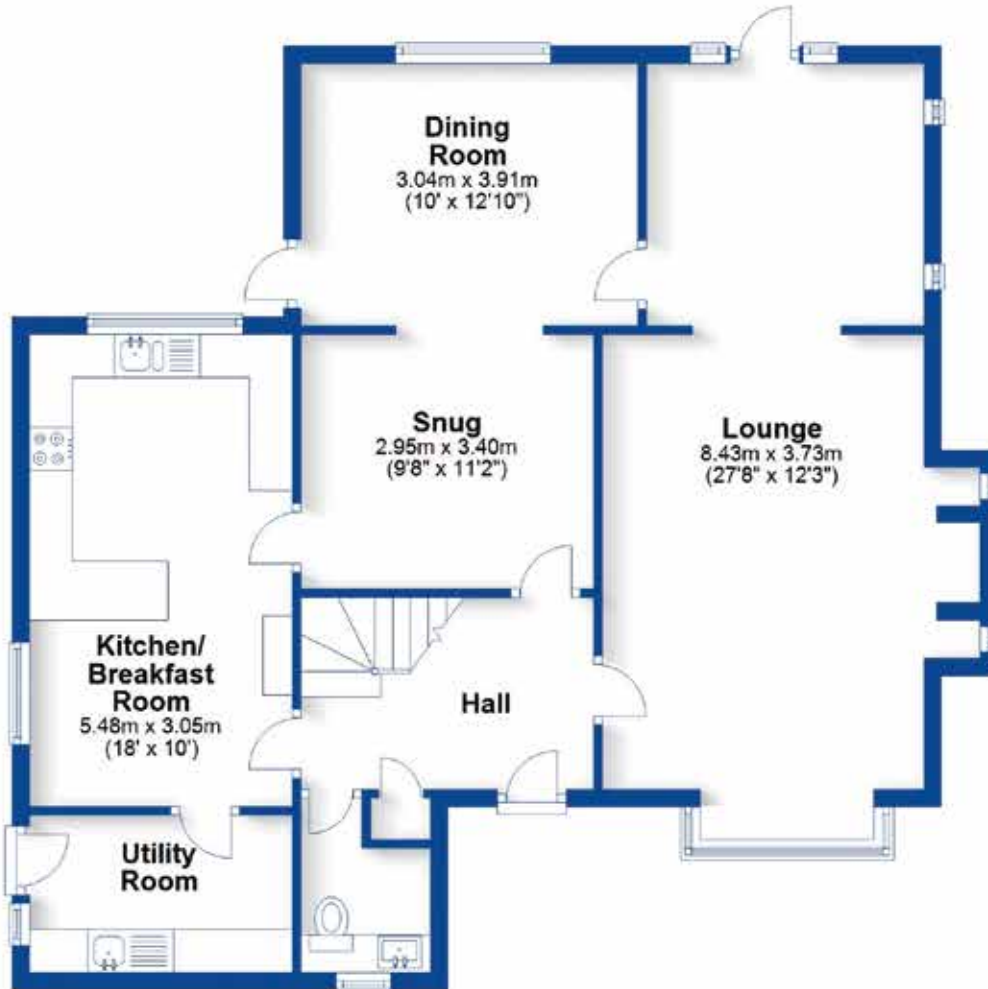


- Detached Family Home
- Highly Sought After Location
  - Four Bedrooms
  - Three Reception Rooms
  - Breakfast Kitchen/Diner
  - Utility
- Family Bathroom & En Suite
  - Double Garage
- Gardens To Front & Rear

# Floorplan

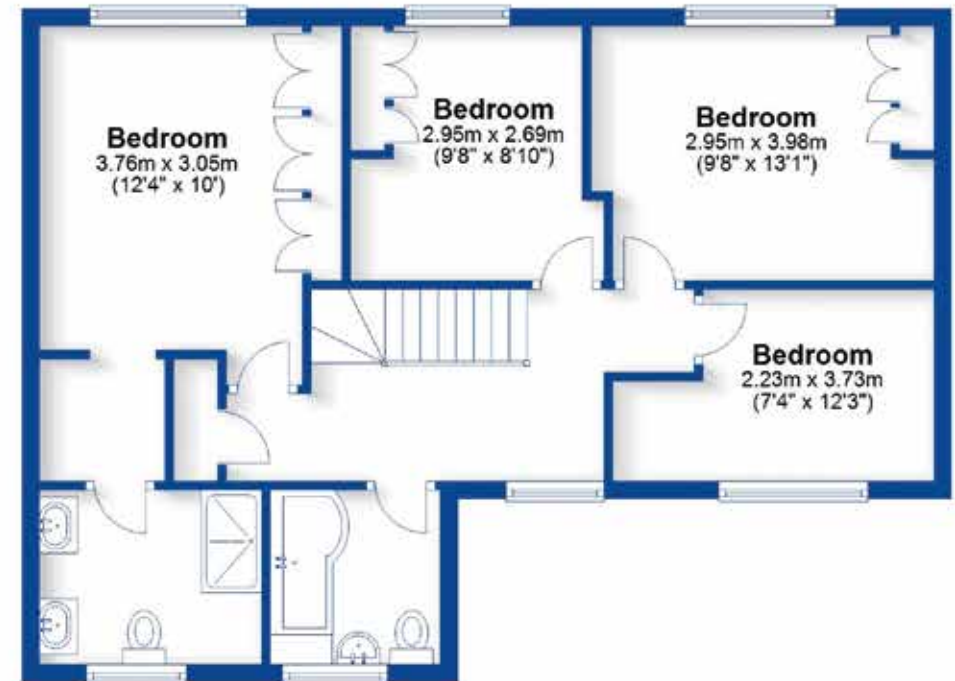
## Ground Floor

Approx. 121.5 sq. metres (1308.3 sq. feet)



## First Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



Total area approx:  
186.2sq. metres. (2004.1 sq. feet).  
Illustration only and not to scale.

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Location



**SHELDON  
BOSLEY  
KNIGHT**

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### LEAMINGTON SPA

29 Denby Buildings  
Regent Grove  
Leamington Spa  
CV32 4NY

01926 430555

### KENILWORTH

9 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

01926 857595

### STRATFORD-UPON-AVON

Morgan House  
58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN

01789 292310

### SHIPSTON-ON-STOUR

The Corner House  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG

01608 661666

### EVESHAM

1-3 Merstow Green  
Evesham  
Worcestershire  
WR11 4BD

01386 444900

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

