



House - Semi-Detached  
Security Deposit: £1,269  
Holding Deposit: Add Text Here

**4 BROOK LANE,  
NUNEATON, CV10  
0EH**

**£1,100 Per**

#### FEATURES

- PVCu Double Glazing & Gas Central Heating
- Modern Fitted Kitchen-Diner With Built-in Oven and Gas Hob & Understairs Cupboard
- Spacious Lounge with Bay Window & Fireplace
- One Double Bedroom & Two Single Bedrooms
- Modern Family Bathroom with Shower over Bath
- Enclosed Rear Garden with Outside Storage



# 3 Bedroom House - Semi-Detached located in Nuneaton

Beautifully modernised and spacious three-bedroom semi-detached home, ideally located in the highly sought-after area of Weddington. Overlooking open fields and a popular dog-walking route, this impressive property offers stylish, contemporary living in a peaceful yet well-connected setting.

The home benefits from PVCu double glazing and gas central heating, providing comfort and energy efficiency throughout. The modern fitted kitchen-diner includes a built-in oven, gas hob, and a handy downstairs storage cupboard — perfect for family living and entertaining. A spacious lounge with a bay window and feature fireplace offers a bright and welcoming living space.

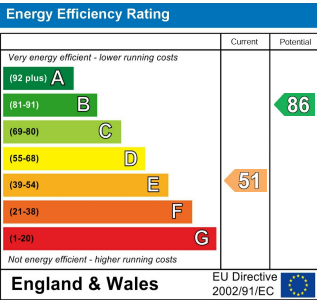
Upstairs, the property comprises one double bedroom and two single bedrooms, along with a modern family bathroom featuring a shower over the bath.

Externally, there is an enclosed rear garden with outside storage, ideal for relaxing or spending time outdoors with family and pets.

Conveniently situated within walking distance of local amenities, Nuneaton town centre, bus and train stations, and a range of nurseries, primary and secondary schools, and nearby colleges. The

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

