



FOR SALE
PE PICKER ELLIOTT
ESTATE AGENTS
01455 612613

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Millington Drive, Nuneaton CV11 6WS

Offers In Excess Of £420,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

**** OFFERS OVER**** A fantastic opportunity to purchase this very spacious and greatly improved, four bedroom detached family home situated in a highly regard and convenient development. This stunning home is served by several local schools, including St Nicolas Church of England Primary School and Milby Primary school, both located a short walk away. With Weddington Primary School and Higham Lane School (ages 11-16) are located a short drive from Royal Park while nearby North Warwickshire and Hinckley College. Royal Park also benefits from excellent road connections, with access to the A444 offering onward travel to the M6, while the A5 is located around 1 mile from the development, providing access o the M69. For travel further afield, Birmingham Airport is around a 30 minute drive from the development. The accommodation in brief comprises, reception hall, ground floor w.c, spacious lounge, through kitchen dining room, utility and a study. to the first floor, the galleried landing leads to four double bedrooms, master bedroom with an ensuite, and a family bathroom. Outside, the property occupies a generous plot with ample parking and a detached garage. EPC: B. Council tax band: E.



Enter Via Composite Double Glazed Door leading to

Reception Hall

10'7 x 12'9 (max) (3.23m x 3.89m (max))

With two opaque matching double glazed windows, stairs to first floor landing and spindle balustrade, high gloss tiled flooring with matching skirting boards, radiator, under stairs storage cupboard and door to

Cloakroom

6'9 x 3'2 (2.06m x 0.97m)

With low level flush WC, pedestal wash hand basin, tiling to splash back, radiator, extractor fan, tiled flooring with matching skirting boards and further doors leading to

Spacious Lounge

16'1 x 13'3 (into bay) (4.90m x 4.04m (into bay))

With double glazed bay window, laminate flooring, two radiators, multi media points and broadband point.

Through Kitchen/Dining Room

23'2 x 9'9 (7.06m x 2.97m)

Dining area with double glazed window to side, double glazed patio doors to rear garden, double radiator, high gloss porcelain flooring with matching skirting boards.

Kitchen area with an excellent range of contemporary base and wall units, inset drainer mix with mixer tap over, roll edge work surfaces with matching up stands to splash back, inset gas hob with extractor hood over, separate built in oven, integrated fridge and freezer, integrated dishwasher, tiled flooring with matching skirting boards, under cupboard lighting, double glazed window to rear and door to

Utility Room

6'9 x 6'3 (2.06m x 1.91m)

With base units, roll edge work surface, matching up stands to splash back, inset drainer sink with mixer tap, wall mounted combination boiler, extractor fan, radiator, tiled flooring with matching skirting boards and opaque double glazed matching door.

Study

7'7 x 8'3 (2.31m x 2.51m)

With two double glazed windows, radiator and laminate flooring.

First Floor Landing

10'5 (max) x 5'6 (3.18m (max) x 1.68m)

With laminate flooring, spindle balustrade, radiator, loft access, door to storage cupboard with pressure hot water cylinder and further doors opening to

Bedroom One

13'0 x 11'4 (3.96m x 3.45m)

With two double glazed windows, radiator and door to

En Suite

7'5 x 4'7 (2.26m x 1.40m)

With opaque double glazed window, low level flush WC, walk in enclosed shower cubicle, glass shower screen, radiator, tiled flooring, tiling to surrounding splash back areas, electric shaver point and extractor fan.

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

With double glazed window, radiator and laminate flooring.

Bedroom Three

13'0 (max) x 8'2 (3.96m (max) x 2.49m)

With radiator, double glazed window and laminate flooring.

Bedroom Four

11'2 x 10'0 (3.40m x 3.05m)

With double glazed window, laminate flooring and radiator.

Family Bathroom

6'8 x 7'2 (2.03m x 2.18m)

With low level flush WC, pedestal wash hand basin, panel bath with tiling to surrounding splash back area, tiled flooring with matching skirting boards, radiator, extractor fan and opaque double glazed window.

Outside

To The Front of the Property

There is a large lawned area, slab path to front door with covered storm porch, long tarmac driveway providing off road parking for several vehicles, leading to detached garage with up and over garage door, power and lighting, roof storage space and side gate leads to

Large Rear Garden

Laid to lawn with slab patio area, outside water tap and is enclosed by timber fencing and brick built wall.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the

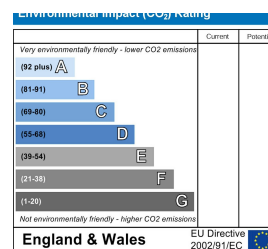
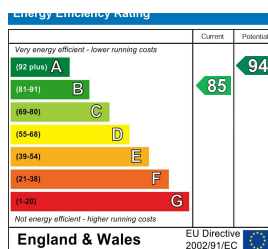
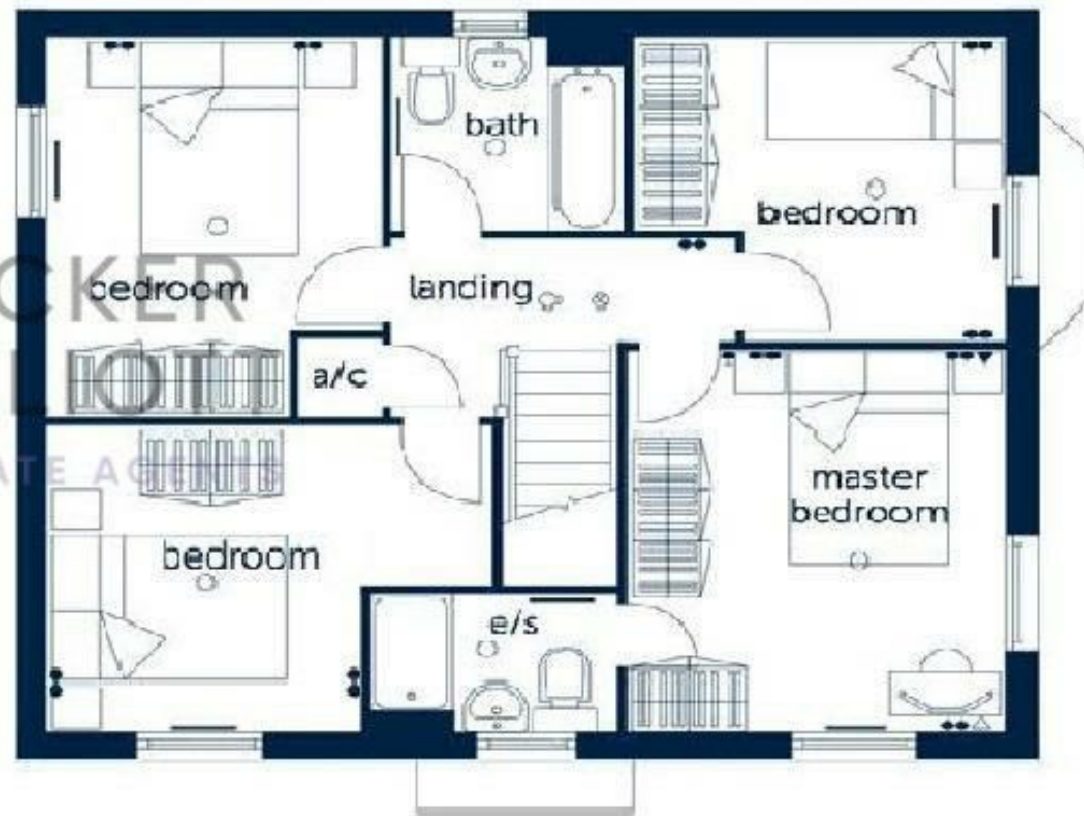
photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
 5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
 7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
 8. All main services are understood to be connected but have not been tested by the Agents.
 9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
 10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

