



## Unicorn Lane, Coventry

£399,950

- Stunning Period Three Bedroom Cottage
- Retaining Many Original Features Throughout
- Leaded Double Glazing And Gas Central Heating
- Attractive Rear Gardens With Terraces
- Two Refitted Bathrooms And Cloakroom
- Sympathetically Refurbished And Extended Accommodation
- EPC Rating D - 62
- Refitted Kitchen With Integrated Appliances
- Quiet Hidden Backwater Lane
- Lounge With Wood Burning Stove



# Unicorn Lane, Coventry, CV5 7LJ

Located in this attractive quiet backwater nestles this refurbished and extended double fronted cottage. From the roadside you sense the quality of the internal fittings and decoration the lies beyond the entrance door. You enter the property into a central hallway with a cloakroom and generous storage cupboard. An easy tread staircase rises to the first floor and doors lead off to the lounge with inglenook fireplace and a wood burning stove. Opening into the dining kitchen with quality fittings, integrated appliances and French doors into the rear garden. There is a further reception room and utility room to complete the ground floor. On the first floor the landing and bedrooms all have vaulted ceilings, downlighting and there a number of exposed beams. The principal bedroom has a luxury en suite shower room and the family bathroom also has a roll topped bath with claw feet. The cottage benefits your usual creature comforts with gas central heating, double glazing with the majority of windows being leaded and the front windows also having plantation shutters fitted. Outside is a manicured rear garden with a large patio with sun lounge areas, formal lawn with well stocked mature borders and a further decked patio at the head of the garden with a timber shed. This really is a property that has to be viewed to appreciate its location, presentation and its wonderful rear garden.



Council Tax Band: C



### Hallway

Entered through a heritage green door into the central hallway. Having tiled flooring, exposed brick walls, stairs to the first floor and doors off to:

### Cloakroom

Refitted with a close coupled wc and a wall hung wash hand basin with monobloc tap. Chrome heated towel rail, window to the fore and an extractor.

### Lounge

12'10" x 12'1"

With a window to the fore and a recessed brick fireplace with a wood burning stove with oak mantel over. Radiator and opening into the dining kitchen area.

### Kitchen/Dining Room

9'6" x 18'5"

Fitted with a modern range of shaker style wall and base units. The base units have a wood block countertop with a Belfast sink with pre rinse mixer tap over and set beneath the window to the rear. Integrated appliances include fridge freezer and dishwasher. The Wolf range oven is available by separate negotiation and is set within an inglenook with extractor. Radiator and French doors onto the rear garden and patio.

### Utility Room

5'6" x 11'5"

Fitted with shaker style base units with a stone effect countertop. Plumbing for washing machine, sink unit and mixer tap. Vaillant combination boiler, radiator and door and window onto the rear garden and patio.

### Sitting Room

12'3" x 15'10" max

With twin windows to the fore and a radiator beneath. Chimney recess with fridge.

### Landing

The split level landing has a vaulted ceiling with two velux windows, radiator and doors off to

### Principal Bedroom

12'6" x 20'4" max

This stunning room has dual aspect windows and a vaulted ceiling with velux windows. Exposed beams and trusses, radiator and a door into the en-suite.

### En Suite

Refitted with a concealed cistern wc, wall hung wash hand basin and a shower cubicle with a rainfall shower. Complimentary tiling to splashbacks, chrome heated towel rail, velux window and a medicine cabinet.

### Bedroom Two

13'0" x 12'2" max into wardrobe

Vaulted ceiling with exposed beams and a bank of fitted Sharps wardrobes to one wall. Window to the fore with a radiator beneath.

### Bedroom Three

9'4" x 9'10"

Vaulted ceiling and a window to the rear with a radiator beneath. Further Velux window

### Family Bathroom

Fitted with a roll edged freestanding bath with claw feet and a vanity wash hand basin with a concealed cistern wc. Complimentary tiling to splashbacks, school house radiator and a window to the rear.

### Rear Garden

There is a large patio that leads directly off the house and steps to a sun lounge area. At the head of the garden is a decked patio with the timber shed. The formal lawn is flanked by mature shrub and tree borders. Side pedestrian access, power, lighting and outdoor tap

### Tenure

The property is Freehold

### Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

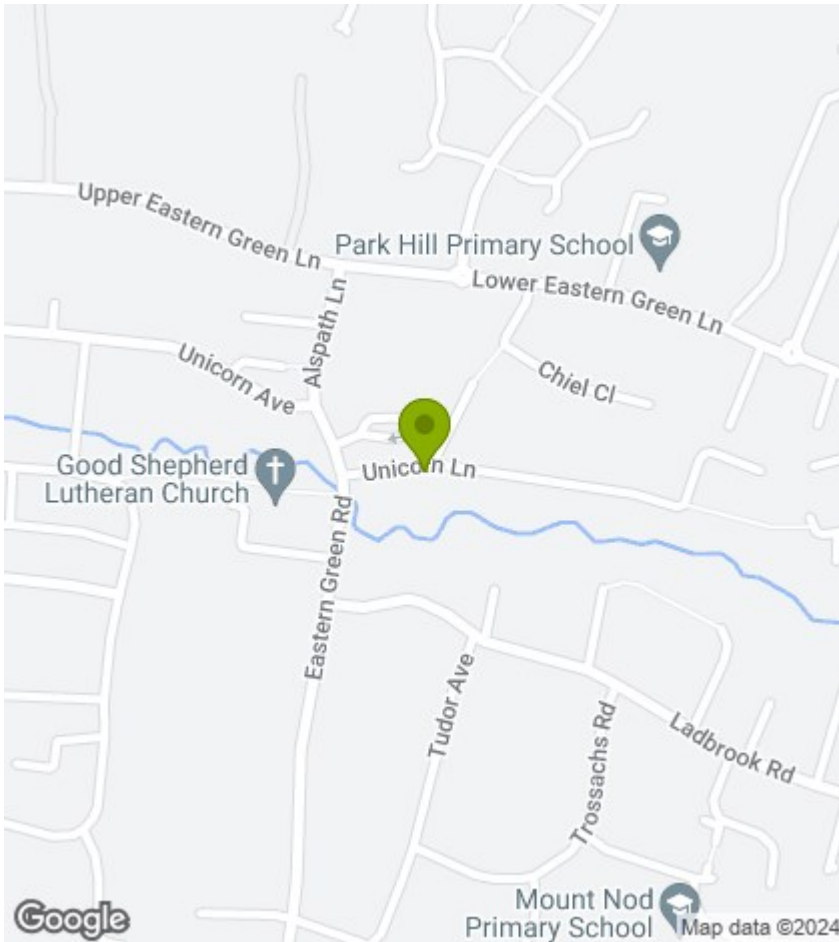
BT

Sky

Virgin

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 65.6 sq. metres



### First Floor

Approx. 58.9 sq. metres

