



School lane, Nuneaton, CV10 9PA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

****OPEN DAY EVENT - 6th February!**** by appointment only

Call us today to book your appointment and come and view this truly stunning, completed home, ready to move into. Don't miss your chance to turn your dream home into a reality!

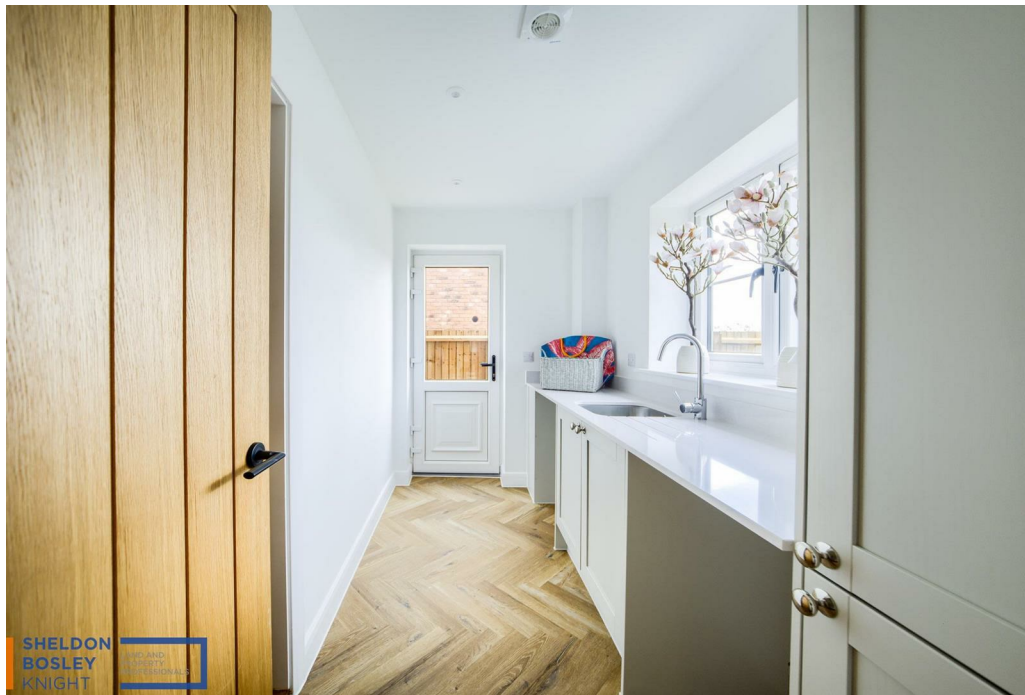




Key Features

- Private Gated Development
- Bespoke Luxury Development
- Dressing room to Principle suite
- Quartz worktops
- ONLY 7 Homes
- Endless Countryside Views
- EPC rating B
- 10 Year Warranty
- Double Garage with EV charging
- **CALL TODAY FOR YOUR VIEWING**

Guide Price
£795,000



Floorplans Plot 7



Ground floor plan

Ground floor
Lounge: 6.6m x 5.1m (21'7" x 16'7")
Kitchen: 5.3m x 4.3m (17'4" x 14'1")
Dining: 4.8m x 3.5m (15'7" x 11'5")
Study: 4.4m x 2.8m (14'5" x 9'2")
Utility: 3.5m x 2m (11'5" x 6'6")
W.C.: 3.8m x 1m (12'5" x 3'3")
Pantry: 1.8m x 1.4m (5'7" x 4'6")
Garage: 6.6m x 4.6m (21'7" x 15'1")

First floor
Master: 6m x 4.4m (19'7" x 14'4")
Ensuite: 3.4m x 2.1m (11'2" x 6'9")
Dressing: 2.7m x 2.3m (8'9" x 7'6")
Bedroom 2: 4.7m x 4.6m (15'4" x 15'1")
Ensuite: 3.2m x 1.8m (10'5" x 5'9")
Dressing: 2m x 1.8m (6'5" x 5'9")
Bedroom 3: 3.2m x 4.6m (10'5" x 15'1")
Ensuite: 2.6m x 1.8m (8'5" x 5'9")
Bedroom 4: 5.1m x 3.8m (16'7" x 12'5")
Bedroom 5: 4m x 3.6m (13'1" x 11'8")
Bedroom: 3.5m x 2.6m (11'5" x 8'5")



First floor plan



EPC Rating - B

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Nuneaton and Bedworth



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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