



Meadow View Higham Lane, Nuneaton, CV13 6JH

£395,000

HERE IS YOUR CHANCE TO LIVE WITHIN A BRAND NEW COURTYARD DEVELOPMENT, OF ONLY FOUR EXCLUSIVE BRAND NEW HOMES! Meadow View is an attractive three bed roomed semi-detached home surrounded by OPEN COUNTRYSIDE! The property, which has been finished to a SUPERB STANDARD inside and out, has accommodation briefly comprising: Entrance hallway, OPEN PLAN LIVING / DINING KITCHEN, Utility, Ground floor w/c. First Floor: Three GOOD SIZED bedrooms, ENSUITE and a further Bathroom. Outside: Enclosed front garden, CARPORT and allocated parking.

Additional Image

Entrance Hallway



With stairs off rising to the first floor, doors to the living / kitchen room and to storage, underfloor heating which extends through the entire ground-floor.

Open Plan Living / Dining / Kitchen



This impressive room is a particular feature of this property! The living area has bifolding doors to the front aspect whilst the dining area has double opening French doors to the rear courtyard. The kitchen has been fitted with a quality range of eye level and base level storage units with Quartz worksurfaces over and matching upstands. There is a fitted double electric oven and induction hob, together with an integral fridge / freezer and dishwasher.

Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



Ground Floor W.c

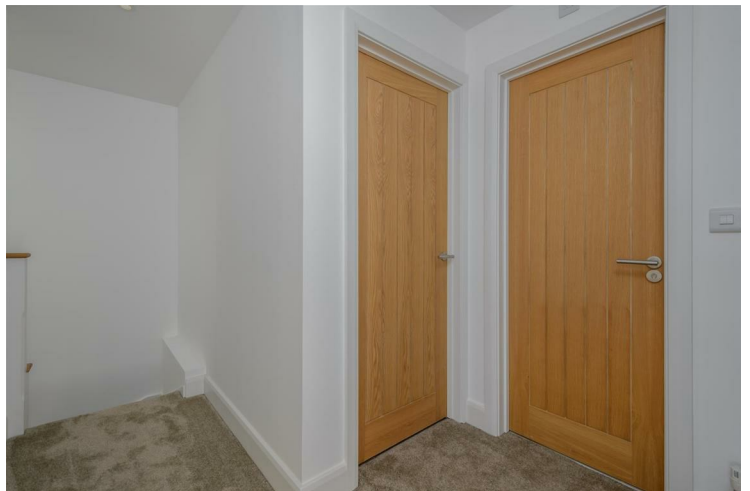


Additional Image



Fitted with a low level w/c and wash basin.

First Floor Landing



Utility



Fitted with a matching range of eye level and base level storage units with space / plumbing for a washing machine and tumble dryer.

With doors off to all first floor accommodation.

Bedroom One



With feature large windows to the front aspect overlooking fields, door to the ensuite, radiator.

Additional Image



Bedroom Two



En Suite



With a window to the front aspect, fitted with a low level w/c, wash basin and a double walkin shower enclosure with a rainfall shower head. Heated towel rail / radiator.

Bedroom Three



With a window to the rear aspect, radiator.

Additional Image



Bathroom



With a Velux style roof window, fitted with a low level w/c, wash basin and a bath with a shower over and glass screen. Heated towel rail / radiator.

Outside

To the front of the property is an enclosed garden area laid largely to lawn with a good sized paved patio. Gated access leads to the allocated parking and carport.

Additional Image



Additional Image

Additional Image

Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

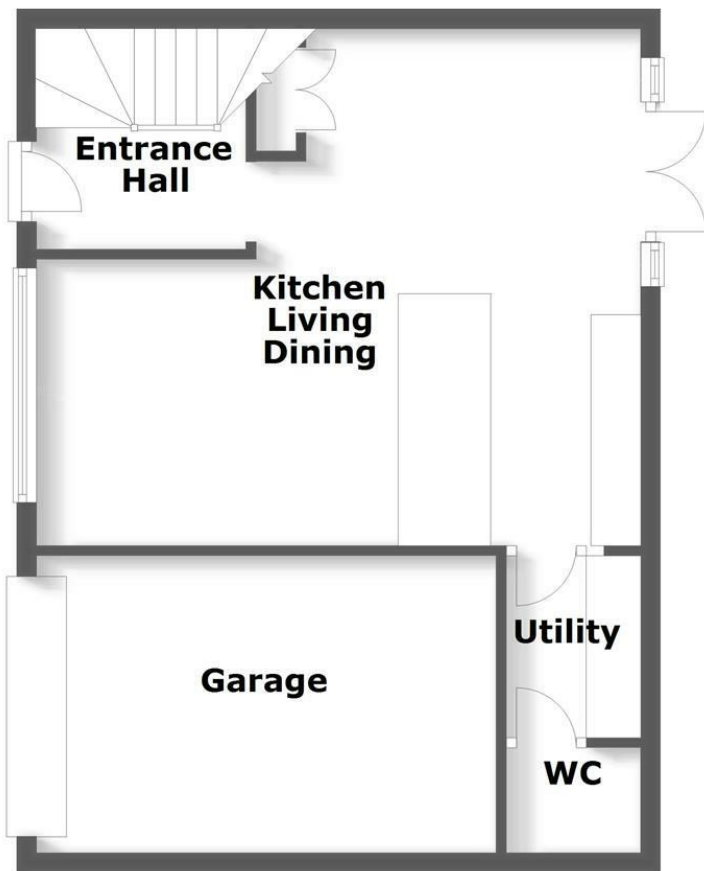
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

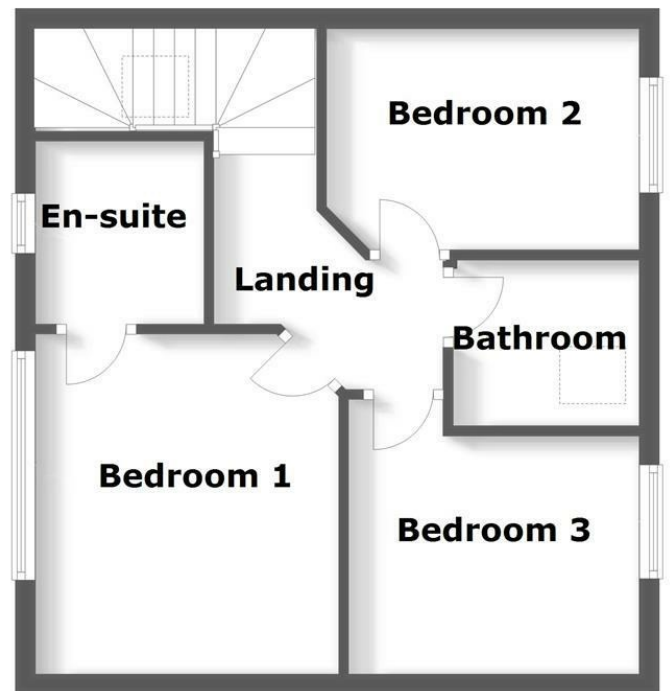
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	