



Lincoln Avenue, Nuneaton, CV10 9LX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

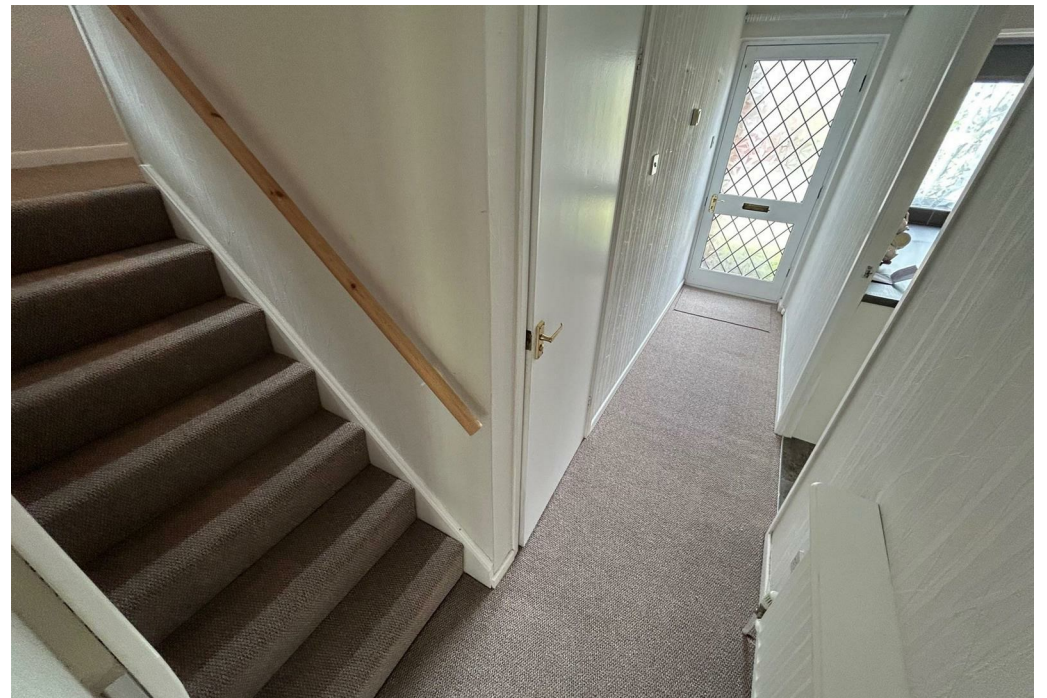
*** DEFINITELY WORTH A VIEWING ***

Here is a modern detached residence situated just off Bucks Hill, Stockingford which is sold with no upward chain and is ideally placed with nearby countryside walks, shops, schools and great road links out onto the main roads.

The property offers much improved and well presented family accommodation of good proportions throughout and benefits from gas fired central heating, upvc double glazing, upvc fascia's, soffits, guttering along with refitted kitchen with integrated appliances and newly fitted shower room / WC.

Briefly comprising: through hall, guests cloakroom, full width lounge / diner, refitted kitchen, landing, four bedrooms and newly fitted shower room and wc. Driveway, garage and gardens. EPC RATING D.

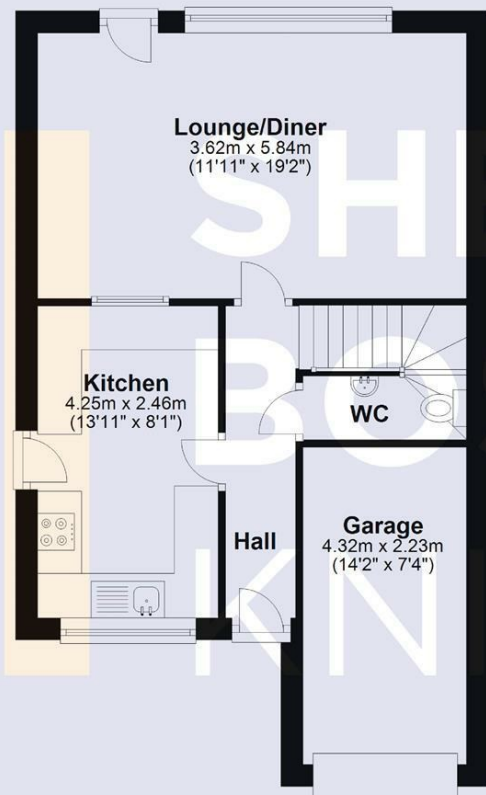






Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Key Features

- Modern detached family home
- No upward chain / vacant possession
- Improved and well presented including new carpets
- Refitted kitchen & Shower room
- Gas heating & Upvc Dbl Glazing
- Lounge, Kitchen, WC & 4 bedrooms
- Driveway, Garage & Gardens
- EPC RATING TBC

£245,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -
NBBC