



Mallerin Croft, Nuneaton, CV10 9JT

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** WHAT A PLOT - EXTENSIVE REAR GARDEN *** Here is a modern semi detached residence occupying a position at the head of a small cul de sac with large rear garden and converted garage to provide additional accommodation.

The property has been much improved over the last 20 years to provide a lovely family home with gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, security alarm and is ideally placed with great local amenities, schools, shops, clubs, walks, fantastic road links and an early viewing is recommended.

Briefly comprising: through hall, lounge, dining room, refitted kitchen with built in oven and hob, sun lounge, landing, three bedrooms, bathroom and separate WC. Driveway for two / three vehicles, converted garage into office / study, bedroom and large rear garden. EPC RATING C.





Key Features

- Modern semi detached
- Small cul de sac location
- Improved and well presented
- Generous rear garden
- Converted garage to office / bedroom / gym
- Lounge, diner, kitchen & sun lounge
- Drive for two / three vehicles
- EPC RATING C

£266,500

EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority -
NBBC

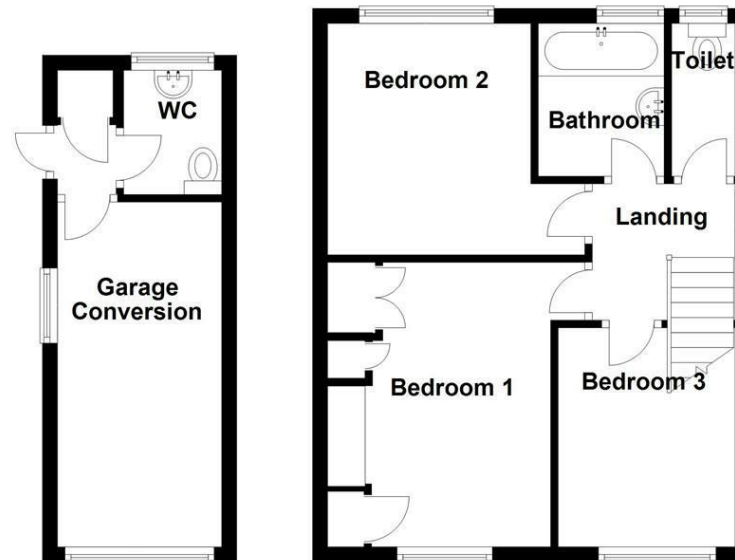
Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)