



SHELDON
BOSLEY
KNIGHT

180

FOR SALE

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Ridge Lane, Nuneaton, CV10 ORD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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Property Description

*** STOP AND LOOK AT THIS ONE WITH VILLAGE LOCATION WITH STUNNING VIEWS OVER THE COUNTRYSIDE*** Sheldon Bosley Knight in Nuneaton welcomes to the market this beautifully presented two bedroom detached home situated on the ever popular Ridge Lane having countryside views to the front and rear. Located on the outskirts of Nuneaton and a short drive to Atherstone town centre, the property in brief comprises; Entrance porch, entrance hallway, spacious lounge/sitting room with feature log burner, extended and refitted kitchen with built in appliances, downstairs WC, two double bedrooms, shower room and en suite to master bedroom. Outside the property benefits from double glazing, gas central heating, off road parking for two vehicles and a rear enclosed south facing garden with gated pedestrian side access. Call us now to arrange your viewing.





Key Features

- Two bedroom detached property
- Well presented and modern property
- Refitted and extended kitchen
- Double glazed and gas central heated
- Driveway and enclosed south facing rear garden
- Viewing available and highly recommended
- EPC - D

**Offers Over
£330,000**

Porch

Composite double glazed entrance door, two double glazed windows to side and front, tiled flooring and door leading into;

Entrance Hall

Having doors into lounge and kitchen and door into;

Downstairs WC

UPVC double glazed obscured window to front aspect, white suite comprising of low level WC and wash basin with tiled splash back. Wood effect laminate flooring and double panelled radiator. Electric consumer unit overhead.

Extended Kitchen Diner

24'11" x 7'9"

Having recently been re-fitted with a range of modern shaker style wall and base units comprising of inset sink with mixer tap, further base units and drawers with square edge working surfaces over, space for oven of which is included, integrated Zanussi Fridge/Freezer, washing machine, dishwasher and stainless steel chimney style extractor hood above. UPVC double glazed windows to rear and side aspect, UPVC double glazed patio doors opening onto rear garden, wood effect oak laminate flooring, decorative exposed ceiling beams, ceiling spotlights and double panelled radiator

Lounge

11'11" x 11'6"

UPVC double glazed bay window and patio doors opening onto rear garden, wood effect laminate flooring, feature log burner, double panelled radiator and TV point.

Sitting Room

15'1" x 11'6"

UPVC double glazed window to front aspect, central heating radiator, wood effect flooring, understairs cupboards and stair rising to the first floor.

Landing

Having glazed feature stain glass window to the side, loft access overhead and doors to

Bedroom One

11'10" x 11'6"

UPVC double glazed window to rear aspect with views of the countryside, wooden laminate flooring, central heating radiator and door into the en-suite bathroom.

En-Suite Bathroom

8'7" x 8'5"

UPVC double glazed window to rear aspect, double ended freestanding bath with handheld shower and mixer tap, low level WC, wash basin with mixer tap, built in storage unit housing the boiler and chrome heated towel rail.

Bedroom Two

8'7" to wardrobe x 11'6"

UPVC double glazed window to front aspect with views of the countryside, built in wardrobes, wood effect laminate flooring and central heating radiator.

Shower Room

7'10" x 5'4"

UPVC double glazed obscure window to front aspect, walk in double shower unit with screen and rainfall shower over, modern wall hung wash basin, low level WC, tiled splashbacks, ceiling spotlights, tiled flooring, wall mounted extractor fan and heated chrome heated towel rail.

Outside

To the front of the property is a driveway giving vehicle parking for two vehicles, entry to the property and wooden gated side access.

Rear Garden

Having a rear enclosed well presented south facing garden, mostly laid to lawn with patio area and fence boundaries. Gated side access and wooden shed.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: North Warwickshire

COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

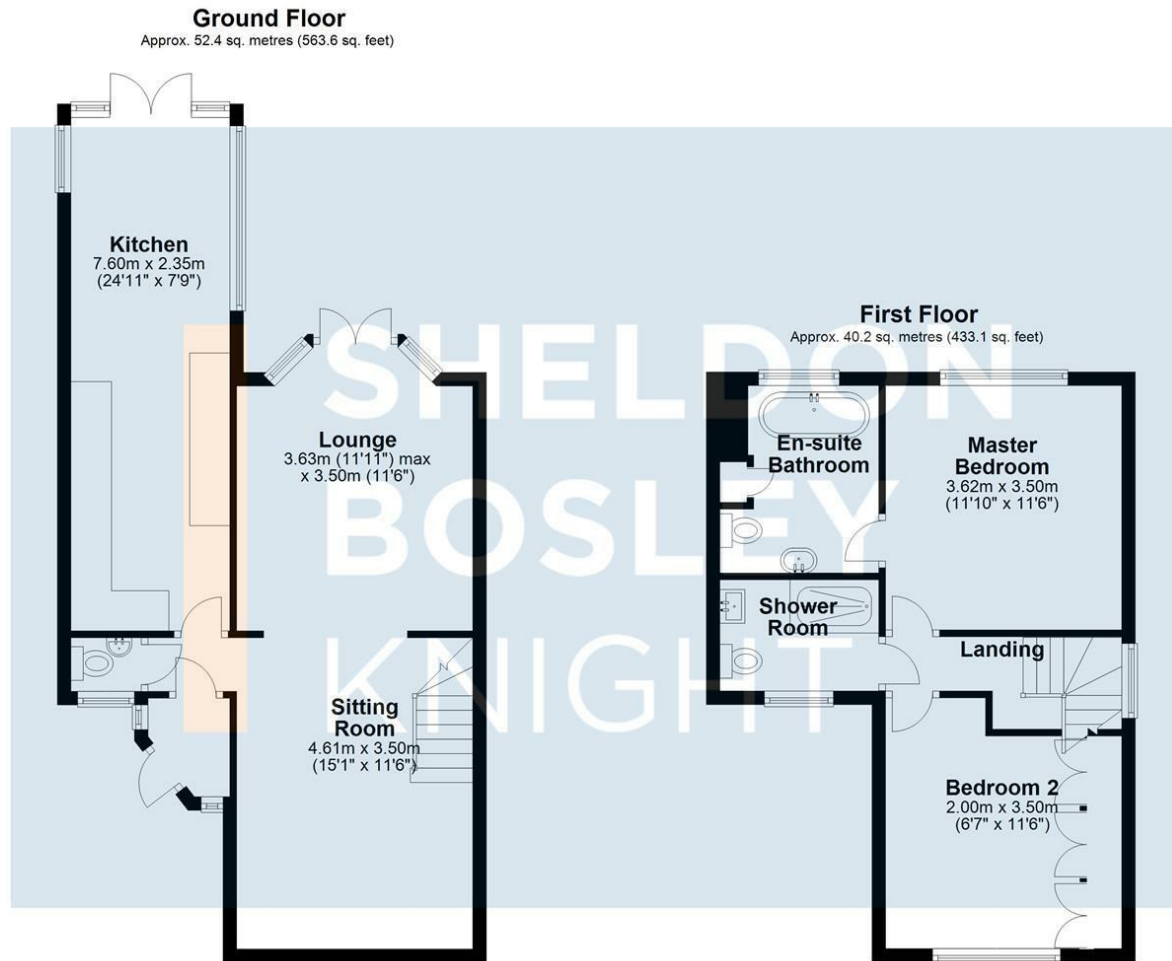
EPC - D







Floorplan



Total area: approx. 92.6 sq. metres (996.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
NW

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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