



Park Lane, Nuneaton, CV10 8LU

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

***** VERSATILE AND EXTENDED FAMILY HOME ***** Here is a rare and exciting opportunity to acquire this modern semi detached residence offering extended, versatile and flexible family accommodation considered ideal for the larger, extended or multi generational family.

The property sits on a generous plot with ample parking to the front, large low maintenance rear garden and is ideally placed close to open countryside / bridlepaths, amenities - schools, shops, road links and benefits from gas fired central heating, upvc double glazing and an early viewing is recommended.

Briefly comprising: Porch, entrance hall, lounge, extended open plan dining kitchen, sitting room / bedroom four, rear lobby and newly fitted ground floor wet room. Landing, three further bedrooms and first floor wetroom. Parking for several vehicles and low maintenance rear garden. EPC RATING C.





Key Features

- Extended and converted semi detached home
- Versatile and flexible accommodation
- Ideal for multi generation occupancy
- Three / four bedrooms & two wet rooms
- Extended dining kitchen & converted garage
- Drive for several vehicles & low maintenance rear garden
- Close to open countryside / walks & road links
- EPC RATING C

£250,000

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

PORCH

2'1 x 8'8

With brick built base, obscured sealed unit double glazed composite front entrance door, UPVC double glazed windows to the front and side, laminate wooden flooring, wall light point and an obscured glazed door into the entrance hall.

HALL

With central heating radiator, stairs rising to the first floor accommodation, laminate wooden flooring, artexed ceiling and door through into the lounge.

LOUNGE

11'3 x 19'0 max

With central heating radiator, upvc double glazed window to the front, feature fireplace with wooden surround, tiled inset and surround and incorporating a living flame gas fire, two wall light points, laminate wooden flooring, under stairs recess and a sliding glazed door through into the open plan extended dining kitchen.

OPEN PLAN DINING KITCHEN

19'0 max x 15'10 max

Having been comprehensively refitted with a range of Shaker style units with stainless steel handles comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over. Breakfast bar, built in double oven, four ring hob, glass splashback and chimney style extractor hood above, space for a tall fridge / freezer, plumbing and space for automatic washing machine, plumbing and space for a dishwasher, display shelving, glass display cabinet and fitted wall cupboards with concealed lighting. Central heating radiator, UPVC double glazed window to the rear, door through into the ground floor bedroom / sitting room and a UPVC double glazed door and window into the rear lobby.

REAR LOBBY

5'10 x 6'5

With central heating radiator, laminate wooden flooring, UPVC double glazed rear exit door and matching side screen and a door through into the ground floor wet room.

GROUND FLOOR WET ROOM

8'6 x 10'0

Equipped with a white suite comprising: a low level folding, shower enclosure with low-level Triton electric shower fitment, wash hand basin with mixer tap and a low flush WC. Fully tiled to two walls, central heating radiator, extractor fan and an obscure UPVC double glazed window to the rear.

SITTING ROOM / GROUND FLOOR BEDROOM

10'7 x 18'10

With central heating radiator, UPVC double glazed window to the front, two wall light points and laminate wooden flooring.

LANDING

With UPVC double glazed window to the side, wall light point, loft hatch and doors off to all three bedrooms and wet room.

BEDROOM ONE

11'5 max x 12'8 max

With central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO

10'3 plus wardrobe depth x 8'7

with central heating radiator, upvc double glazed window to the rear and built in full height triple mirror fronted sliding door wardrobe.

BEDROOM THREE

8'0 x 7'6

With central heating radiator, upvc double glazed window to the front and built in over stairs double door storage cupboard.

WET ROOM

Being fully tiled to the walls and fitted with the white suite comprising: low level folding, shower enclosure with low-level Mira electric shower fitment, wash hand basin set in a vanity unit with mixer tap and double cupboard below and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the rear and extractor fan.

OUTSIDE

The property sits on a generous plot with deep foregarden providing motor vehicle parking for several cars. There is a low maintenance rear garden which is mainly paved with raised flower bed to the rear, cold water tap, motion activated security light and side timber gate.

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: Nuneaton & Bedworth Borough Council

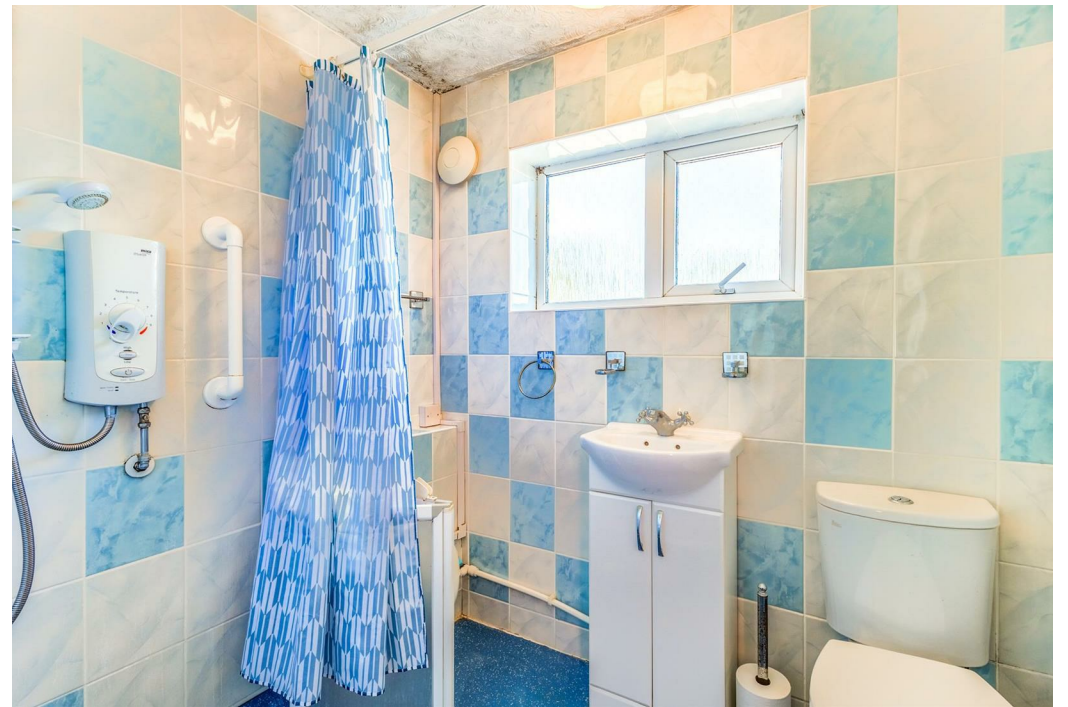
COUNCIL TAX BAND: B

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.

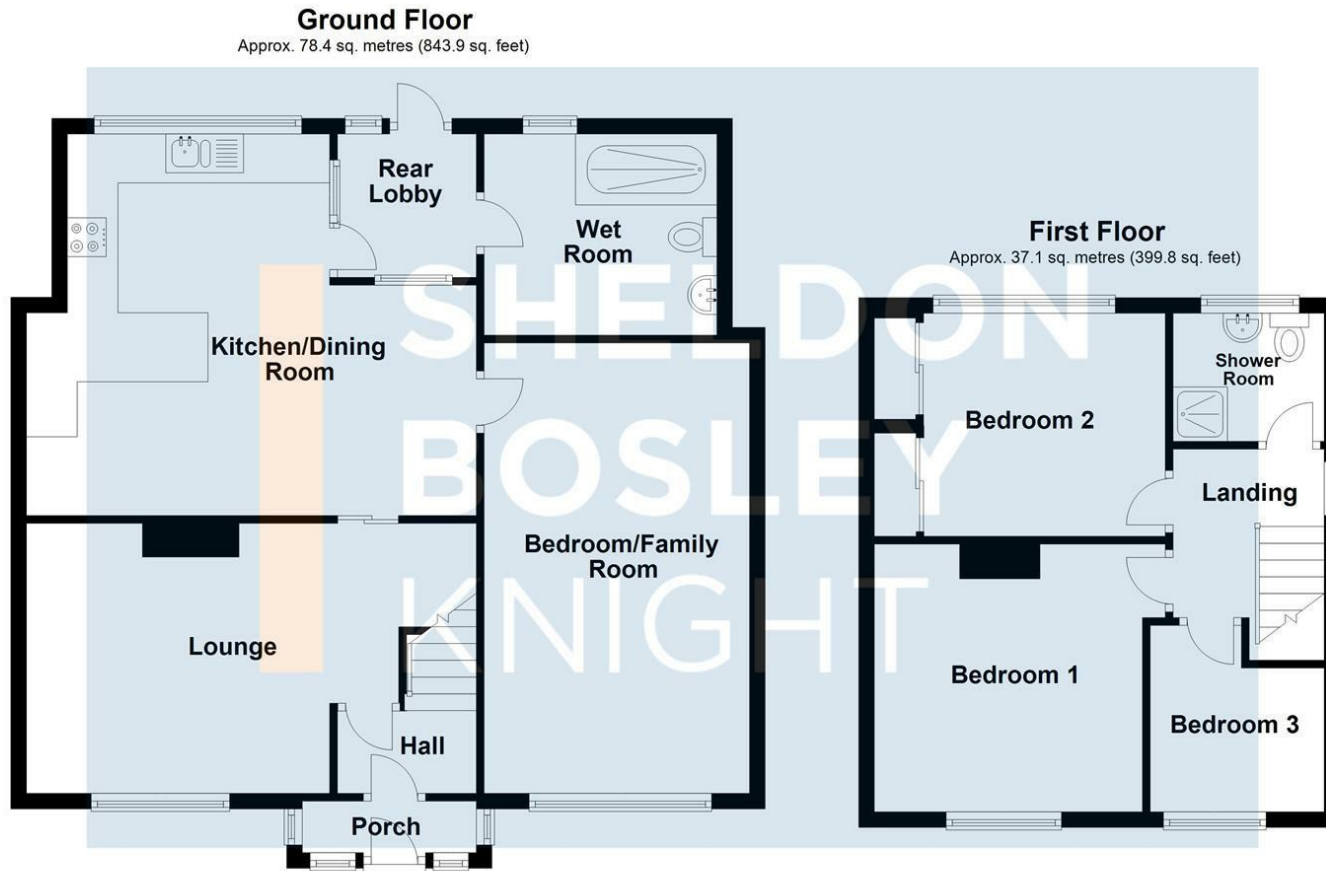
VIEWING: by prior appointment through the Sole Agents.







Floorplan



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 - C

Tenure - Freehold

Council Tax Band - B

Local Authority
NBBC

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

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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