



Grasmere Crescent, Nuneaton, CV11 6EB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** IS THE GRASS GREENER ? On this delightful bungalow we feel it is ! Here is a rare and exciting opportunity to own this much improved and well presented semi detached bungalow occupying a prominent corner plot within St Nicolas Park.

The bungalow which has never changed hands before offers comfortable, well planned and extended accommodation with numerous pleasing features and upgrades with gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering and is ideally placed close to bus stops, doctors surgery, local shops and an early viewing is essential to avoid missing out.

Briefly comprising: hallway, lounge, dining room, well equipped breakfast kitchen, three bedrooms all with fitted wardrobes, newly fitted shower room, double width driveway, garage, lawned gardens to the front and side and low maintenance rear yard. EPC RATING D.





Key Features

- Extended semi detached bungalow
- Prominent corner plot
- Highly sought after location
- Improved & well presented
- Lounge, diner, breakfast kitchen & conservatory
- Three bedrooms with fitted wardrobes
- Low maintenance rear garden
- EPC RATING D

£315,000

DRAFT PARTICULARS

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

HALLWAY

With obscured UPVC double glazed front entrance door and matching side screens, skirting board heater, glazed doors through to the extended lounge / diner, breakfast kitchen and further doors to all three bedrooms and shower room.

LOUNGE

14'3 x 14'10

With skirting board mounted heater, feature fireplace which extends to both sides incorporating a coal effect electric fire, UPVC double glazed bow window, UPVC double glazed window, four wall light points and an archway through into the dining area.

DINING ROOM

7'11 x 12'11

With double central heating radiator, UPVC double glazed window, coved ceiling and two wall light points.

BREAKFAST KITCHEN

16'10 max x 8'10 max

Being partly tiled to the walls and fitted with a comprehensive range of units comprising: inset double sink, single drainer with stainless steel mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, built in oven, four ring hob with integrated extractor hood above, wine / bottle rack, integrated dishwasher, integrated fridge, plumbing and space for an automatic washer machine, corner display shelving and fitted wall cabinets with concealed lighting. Plinth mounted electric heater, built in airing cupboard with hot water tank and linen shelf. Loft hatch, inset ceiling spotlights, UPVC double glazed windows, tiled floor, built in pantry cupboard with fitted shelving, central heating thermostat and space for a tall fridge freezer and an archway through to the rear into the conservatory.

CONSERVATORY

9'7 x 9'1

With brick built base, UPVC double glazed windows and obscured UPVC double glazed roof, central heating radiator, tiled floor and a UPVC double glazed door out to the rear garden.

BEDROOM ONE

10'9 x 13'11

With double central heating radiator, UPVC double glazed bow window and a comprehensive range of fitted bedroom furniture comprising wardrobes, bedside cabinets and dressing tables. Coved ceiling.

BEDROOM TWO

12'7 x 9'10

With central heating radiator, UPVC double glazed window and a range of fitted bedroom furniture comprising wardrobes, dressing table, display shelving and drawer unit. Coved ceiling and two wall light points.

BEDROOM THREE

10'0 plus wardrobe depth x 5'7

With central heating radiator, UPVC double glazed window to the front, built in mirror fronted, triple wardrobe and coved ceiling.

SHOWER ROOM

9'5 max x 7'6 max

Being fully tiled to the walls and refitted with a modern white suite comprising: wash hand basin and a low flush WC set in a vanity unit with working surfaces, drawers and cupboards and a fully tiled shower cubicle with hand held and rain-head showers. Inset ceiling spotlights, obscured UPVC double glazed window, tiled floor, chrome heated towel rail and loft hatch.

OUTSIDE

The bungalow sits on the corner of Grasmere Crescent and has mainly lawn to the front and side of the bungalow and to the side of the property is a double width tarmacadam driveway providing motor vehicle parking for two cars and direct access to the garage. Double wrought iron gates lead through into the rear garden. The neatly laid out and rear garden has been designed with low maintenance in mind and is fully paved with two raised rockeries with waterfall features, cold water tap, courtesy lighting, motion activated security light, greenhouse and there is a door into the side of the garage. The garage has an up and over entrance door, power and lighting, side personal door, upvc double glazed window to the side and houses the boiler which supplies the domestic central heating and hot water systems.

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: D

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.

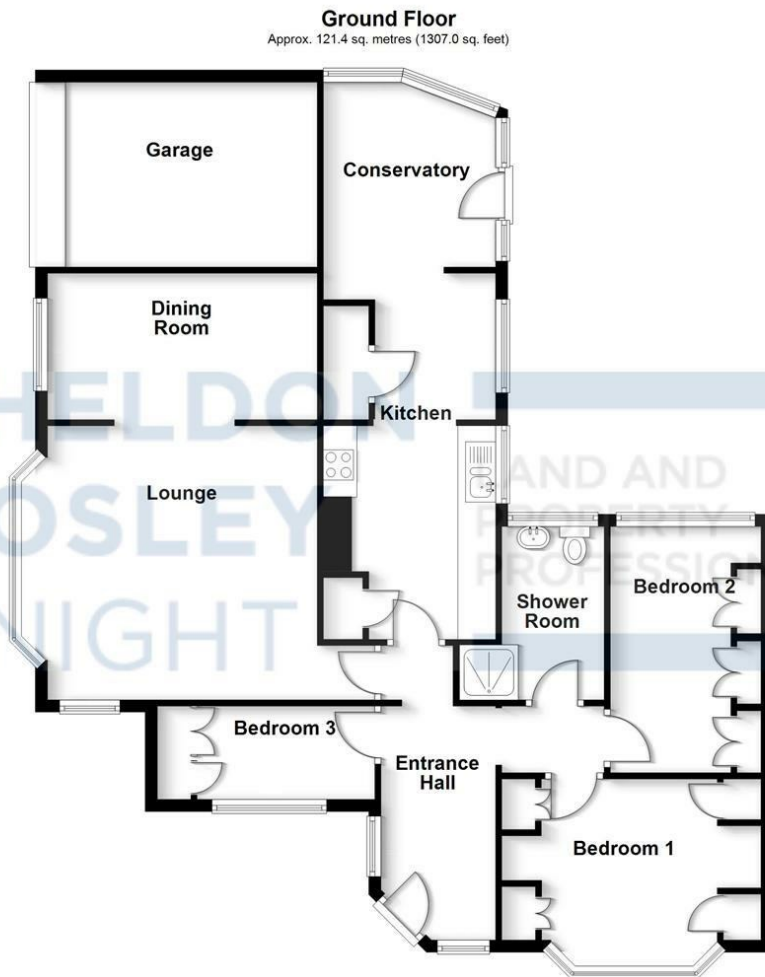
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

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



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LETTINGS

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