



**Reapers Close, Nuneaton, CV10 0FE**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* GOT TO BE VIEWED \*\*\* Here is a great opportunity to acquire this modern detached residence which was built by Taylor Wimpey homes just a few years ago and offering much improved, well presented family accommodation worthy of an early viewing.

The property benefits from gas fired central heating, upvc double glazing, landscaped southerly facing rear garden, many extras and is well positioned just off the main Lower Farm Way in a small cul de sac with plenty of amenities close by, countryside walks and road links in / out of town.

Briefly comprising: through hall, guests cloakroom, full width lounge / diner, breakfast kitchen with integrated appliances, utility room, study / office, landing, three double bedrooms with fitted wardrobes, ensuite shower room and family bathroom. Driveway for two vehicles and lovely landscaped rear garden. EPC RATING B.







## Key Features

- Modern detached residence
- Improved, well presented & high specification
- Small cul de sac location / popular location
- Converted garage to office & utility room
- Full width lounge and breakfast kitchen
- Three double bedrooms, fitted wardrobes & ensuite
- Double driveway & southerly facing landscaped garden
- EPC RATING B

**£325,000**



## 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: 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.

## THROUGH HALL

14'0 x 5'9 max

With obscured sealed unit double glazed front entrance door, central heating radiator, inset ceiling spotlights, central heating controller, doors off to breakfast kitchen, utility, study, guest cloak room and lounge / diner.

## GUESTS CLOAKROOM

3'7 x 6'2

Equipped with a white suite comprising: low flush WC and pedestal wash hand basin with tiled splashbacks. ?Central heating radiator, inset ceiling spot lights, extractor fan, wood effect vinyl floor covering.

## STUDY

7'3 x 5'4

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

## BREAKFAST KITCHEN

8'8 x 11'1

Equipped with a comprehensive range of high gloss units with stainless steel handles to two sides 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, matching up stands, built in oven, four ring hob, stainless steel splashback, integrated extractor hood, integrated tall fridge freezer, integrated dishwasher and fitted wall cabinets. Central heating radiator, UPVC double glazed window to the front, inset ceiling spotlights, extractor fan and wood effect floor covering.

## UTILITY ROOM

7'7 x 9'0

Being partly tiled to the walls and fitted with a range of high gloss white units to two sides comprising: inset single bowl sink with mixer tap and fitted base unit, additional base units and drawers with working surfaces over, plumbing and space for an automatic washing machine, space for a tumble dryer, wall mounted boiler, electric consumer unit, central heating radiator, tiled floor and inset ceiling spotlights.

## LOUNGE / DINER

12'10 x 20'9

With two central heating radiators, UPVC double glazed window to the rear, UPVC double glazed double opening patio doors out to the paved patio and landscaped rear garden beyond, understairs storage recess, wood effect vinyl floor covering and stairs to the first floor accommodation.

## LANDING

With built in store cupboard with fitted shelving, UPVC double glazed window to the side, doors off to all three bedrooms, bathroom and fitted loft hatch.

## BEDROOM ONE

10'5 max x 11'4 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the front, built in five door mirror fronted wardrobe with hanging rails, shelving and door through to the ensuite shower room.

## ENSUITE

5'2 x 6'9

Equipped with a white suite comprising a fully tiled shower cubicle with electric shower fitment, pedestal wash hand basin with tiled splashbacks and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the front, extractor fan and wood effect vinyl floor covering.

## BEDROOM TWO

9'8 x 9'9 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the rear and a built in triple door wardrobe.

## BEDROOM THREE

9'10 x 6'9 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the rear and triple door built in wardrobe.

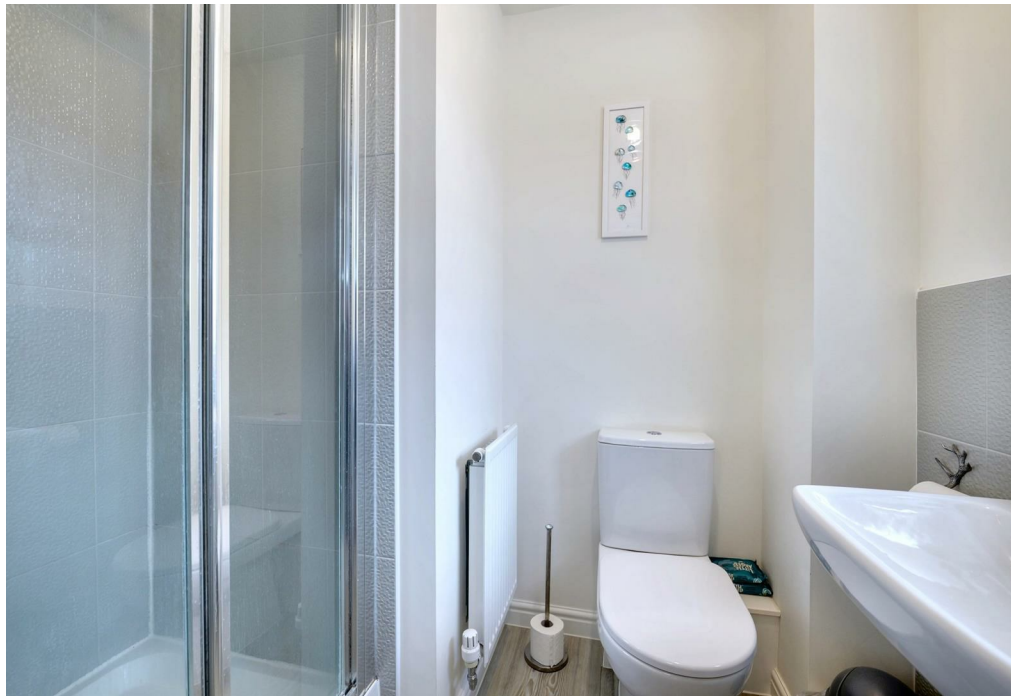
## BATHROOM

6'10 max x 8'6 max

Being fully tiled around the bath, half tiled to one further wall and equipped with a white suite comprising: panelled bath with built in shower fitment and shower screen, pedestal wash hand basin and a low flush WC. Chrome heated towel rail, obscured UPVC double glazed window to the front, wood effect vinyl floor covering and extractor fan.









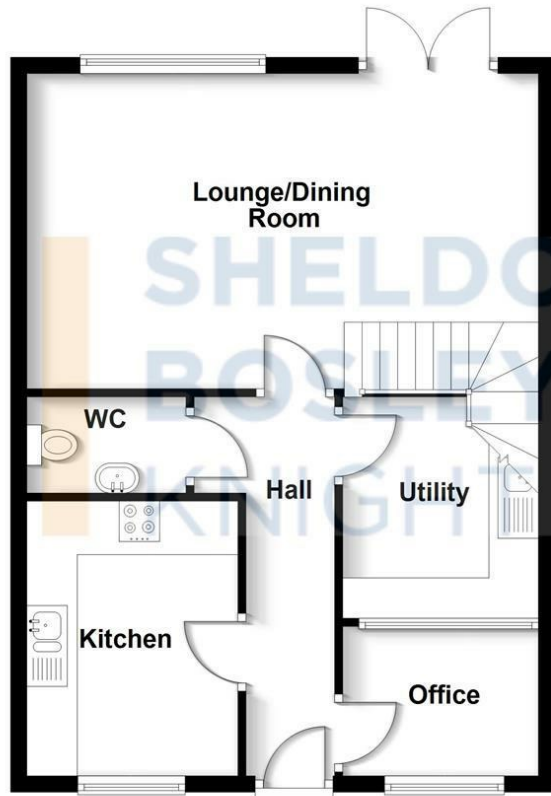




# Floorplan

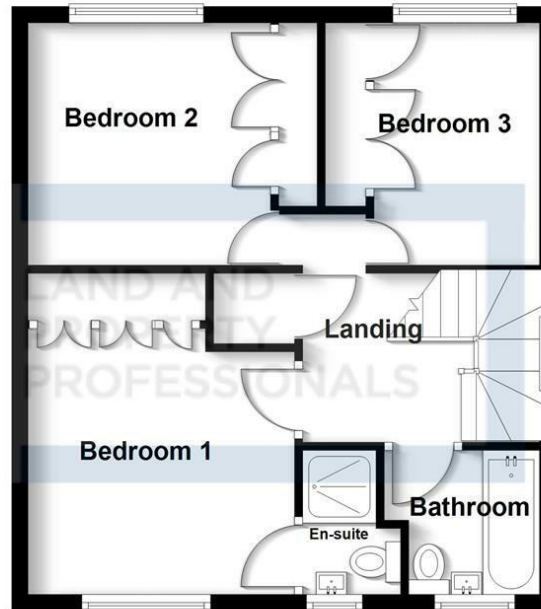
## Ground Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 100.2 sq. metres (1079.1 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 - B

Tenure - Freehold

Council Tax Band - C

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](http://sheldonbosleyknight.co.uk)



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