



**Kinross Close, Nuneaton, CV10 7LP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* TUCKED AWAY, EXTENDED AND NEW SHOWER ROOM \*\*\* Here is a rare and exciting opportunity to own this larger style middle mews residence situated just off the main Kinross Close in small private drive.

The property offers comfortable and well planned family accommodation presented in good order throughout benefitting from gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering and is well placed with nearby amenities making an early viewing essential.

Briefly comprising: extended hall, guest cloakroom / utility, full length lounge, refitted kitchen, dining area, rear lobby, landing, three good sized bedrooms and newly fitted shower room. Driveway for two cars, garage with electric door and good sized low maintenance rear garden. EPC RATING TBC.







## Key Features

- Larger style middle mews
- Tucked away location on private drive
- Deceptively spacious family accommodation
- Extended, improved & well presented
- Gas central heating, Dbl glazing, upvc fascias etc
- Lounge, diner, kitchen, three bedrooms & new shower room
- Drive, garage & low maintenance rear garden
- EPC RATING TBC

**£229,950**



## 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.

## HALL

6'4 max x 12'9 max

With leaded sealed unit double glazed front entrance store, obscured UPVC double glazed window to the front, central heating radiator, useful under stairs store cupboard with fitted cloaks pegs and electric consumer unit. Doors off to the lounge, kitchen and combined utility / WC.

## GUESTS CLOAKROOM / UTILITY

3'8 x 7'6

Equipped with a white suite comprising a low flush WC and pedestal wash hand basin. Plumbing and space for an automatic washing machine, obscured UPVC double glazed window to the front, tiled effect vinyl floor covering.

## KITCHEN

9'10 max x 13'3 max

Equipped with a range of maple style units with stainless steel handles comprising and inset one and a half bowl sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, corner display shelving, space for a slot in cooker, glass display cabinet with drawers below and fitted wall cupboards with concealed lighting. Built in pantry cupboard with fitted shelving, tiled effect floor covering, UPVC double glazed window to the front and an arch through into the dining area.

## DINING AREA

12'3 x 9'10

With central heating radiator, UPVC double glazed sliding patio door out to the rear garden and door through to the rear lobby.

## LOUNGE

10'10 x 18'0

With central heating radiator, UPVC double glazed sliding patio door out to the paved patio and rear garden beyond, feature fireplace with wooden surround incorporating a log effect electric fire, coved and artexed ceiling and door through to the rear lobby.

## REAR LOBBY

With obscured UPVC double glazed rear exit door, stairs rising to the first floor accommodation.

## LANDING

With central heating thermostat, smoke alarm, built in store cupboard which houses the boiler and linen shelving, further built in store cupboard and doors off to all three bedrooms and shower room.

## BEDROOM ONE

11'9 x 10'1

With central heating radiator, UPVC double glazed window to the rear, built in over stairs wardrobe with hanging rail and fitted shelf, loft hatch and six door fitted wardrobe.

## BEDROOM TWO

11'10 x 11'1

With central heating radiator, UPVC double glazed window to the rear, built in over stairs wardrobe with hanging and fitted shelf.

## BEDROOM THREE

9'8 max x 7'7 max

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

## SHOWER ROOM

7'0 x 5'7

Being fully tiled to the walls and refitted with a modern white suite comprising: corner shower cubicle with Mira shower fitment, wash hand basin and low flush WC set in a vanity unit with working surfaces and drawers. Heated towel rail, obscured UPVC double glazed window to the front, tiled effect vinyl floor covering and extractor fan.

## OUTSIDE

The property sits on a small private driveway just off the main Kinross Close and has a block paved driveway providing motor vehicle parking for two cars and direct access to the garage. The garage has an electric roller style entrance store, power and lighting and there is a low maintenance rear garden with paved patio, large loose slate patio, stepping stone path, garden path, further paved patio areas, timber shed, floral borders, motion activated security light and fenced boundaries.

## DRAFT PARTICULARS









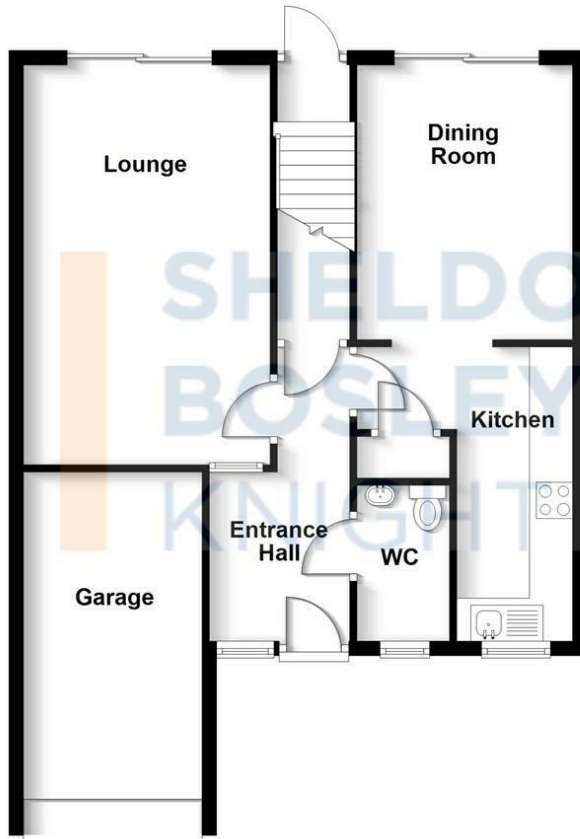




# Floorplan

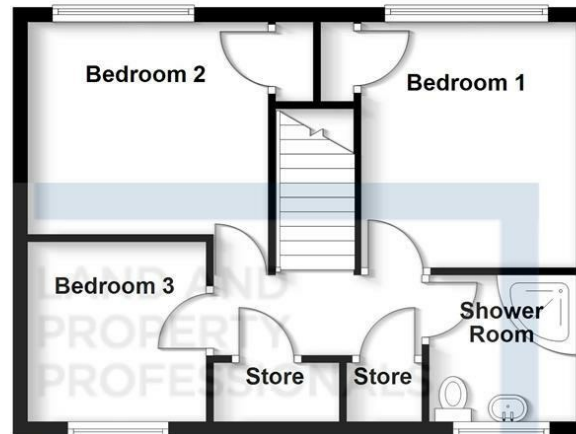
## Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 110.7 sq. metres (1191.5 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 -

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



SALES

LETTINGS

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