



3 Bedroom House - Semi-Detached
located on Lutterworth Road,
Nuneaton
£495,000





****SPACIOUS THREE BEDROOM EXECUTIVE**

HOMEPRESTIGIOUS LUTTERWORTH ROAD**** Up Estates are pleased to bring to the market this lovingly restored and extended family home in a very sought after location on Lutterworth Road, benefitting from a double storey extension and open plan family space to the rear. Briefly comprising; Hall, Lounge, Open Plan Kitchen/Living/Dining Room with Utility Room and WC. Upstairs are Three Double Bedrooms, Bedroom One having a dressing room and Ensuite, plus a Family Bathroom. **CALL NOW TO VIEW!**

PORCH

HALL

LOUNGE

12'4" x 12'2"

Square bay fronted Lounge to the front of the property, with central heating radiator and window.

OPEN PLAN KITCHEN LIVING DINING ROOM

25'4" x 15'10"

A beautiful room arranged and designed around modern living, with open plan living dining area to one side and a sleek kitchen to the other. The Kitchen itself has a range of matching wall and base units in gloss white, with quartz worktop over, space and plumbing for a range of appliances, gas hob and ovens. Window and doors to the side and rear.

UTILITY ROOM

6'0" x 8'0"

Having wall and base mounted units, space and plumbing for washing machine, central heated radiator and window to side.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

£495,000

- Executive Semi Detached House
- Set back from the road - Plenty of Off Road Parking
- Double Storey Extension
- Open Plan Kitchen/Living/Dining Room
- Utility and WC
- Council Tax Band D





LANDING

BEDROOM ONE

12'7" x 12'7"

Bedroom one with bay window to front, fitted wardrobes and a central heating radiator.

ENSUITE

6'4" x 6'6"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

DRESSING ROOM

6'6" x 6'9"

With central heating radiator and window to the front aspect.

BEDROOM TWO

10'7" x 12'0"

Having a central heated radiator and double glazed window to the rear aspect.



BEDROOM THREE

13'10" x 7'3"

Having a central heated radiator and double glazed window to the rear aspect.

BATHROOM

11'8" x 7'9" Max

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

OUTSIDE

Large frontage with gravel driveway providing off road parking for several vehicles and gated side access to the rear garden. Having access to the detached garage and a large decking area. Space for a shed and leading to a lawned area and fencing to the boundaries.

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

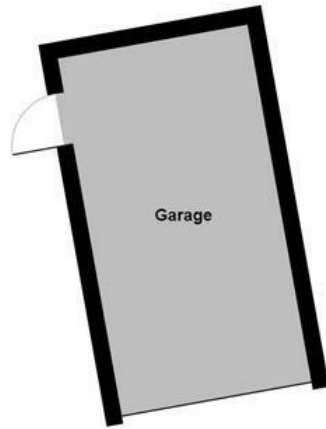
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lutterworth Road, Nuneaton





Total Area: 138.0 m² ... 1486 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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