



7 Saints Walk, Nuneaton, CV13 0AN

£280,000





Brief Description

£280,000

Welcome to this BEAUTIFULLY PRESENTED LINK DETACHED HOME located in the POPULAR VILLAGE OF BARLESTONE. Situated in a QUIET CUL-DE-SAC, this property offers a peaceful and private lifestyle.

Boasting OPEN PLAN LIVING, this home provides a spacious and modern feel throughout access via a welcoming entrance hall leading to a SPACIOUS LIVING ROOM ideal for relaxing. The open plan MODERN DINING KITCHEN is equipped with a tiled floor and includes French doors leading onto the large rear garden, allowing for ample natural light to fill the space. INTEGRATED APPLIANCES such as the oven, dishwasher, and fridge freezer make cooking and entertaining a breeze. There is also plenty of room for a large dining table, making this area the heart of the home.

The master bedroom features FITTED WARDROBES AND A CONTEMPORARY EN-SUITE with a double shower unit, perfect for your convenience. The additional two further good sized bedrooms are accompanied by a MODERN FAMILY BATHROOM.

The outside space of this property is equally as impressive. The LARGE SUNLIT GARDEN is perfect for outdoor activities and relaxation. The patio and large lawn area are ideal for outdoor dining and entertaining guests. SIDE BY SIDE DRIVE PARKING and an OVERSIZED SINGLE GARAGE provide plenty of storage and space for your vehicles.

With an approximate 20-minute commute into the city, this location offers both convenience and tranquility. Nearby bars, such as The Three Tuns and The Red Lion, provide social opportunities. Enjoy a meal at one of the nearby restaurants and take aways, such as Daawat or Barlestone Fish Bar.



ON THE GROUND FLOOR

Entrance Hall

Living Room 11'11" 12'3" (3.63m 3.73m)

Inner Hall

Ground Floor WC

Kitchen Diner 15'0" x 9'11" (4.57m x 3.02m)

ON THE FIRST FLOOR

Master Bedroom 8'10" x 8'11" (2.69m x 2.72m)

En-Suite 5'8" x 6'3" (1.73m x 1.91m)

Bedroom Two 8'6" x 10'2" (2.59m x 3.10m)

Bedroom Three 6'0" x 10'0" (1.83m x 3.05m)



Family Bathroom

ON THE OUTSIDE

Driveway

Garage

10'4" x 19'3" (3.15m x 5.87m)

Front Garden

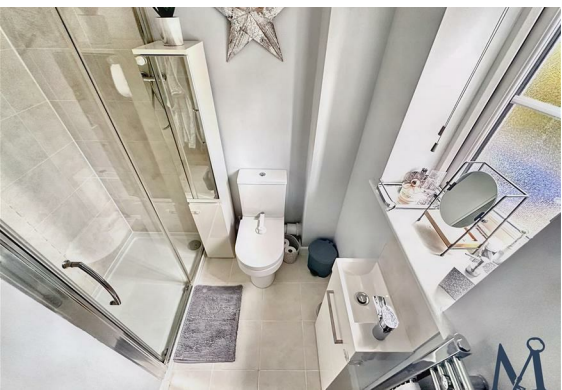
Rear Garden

Key Features

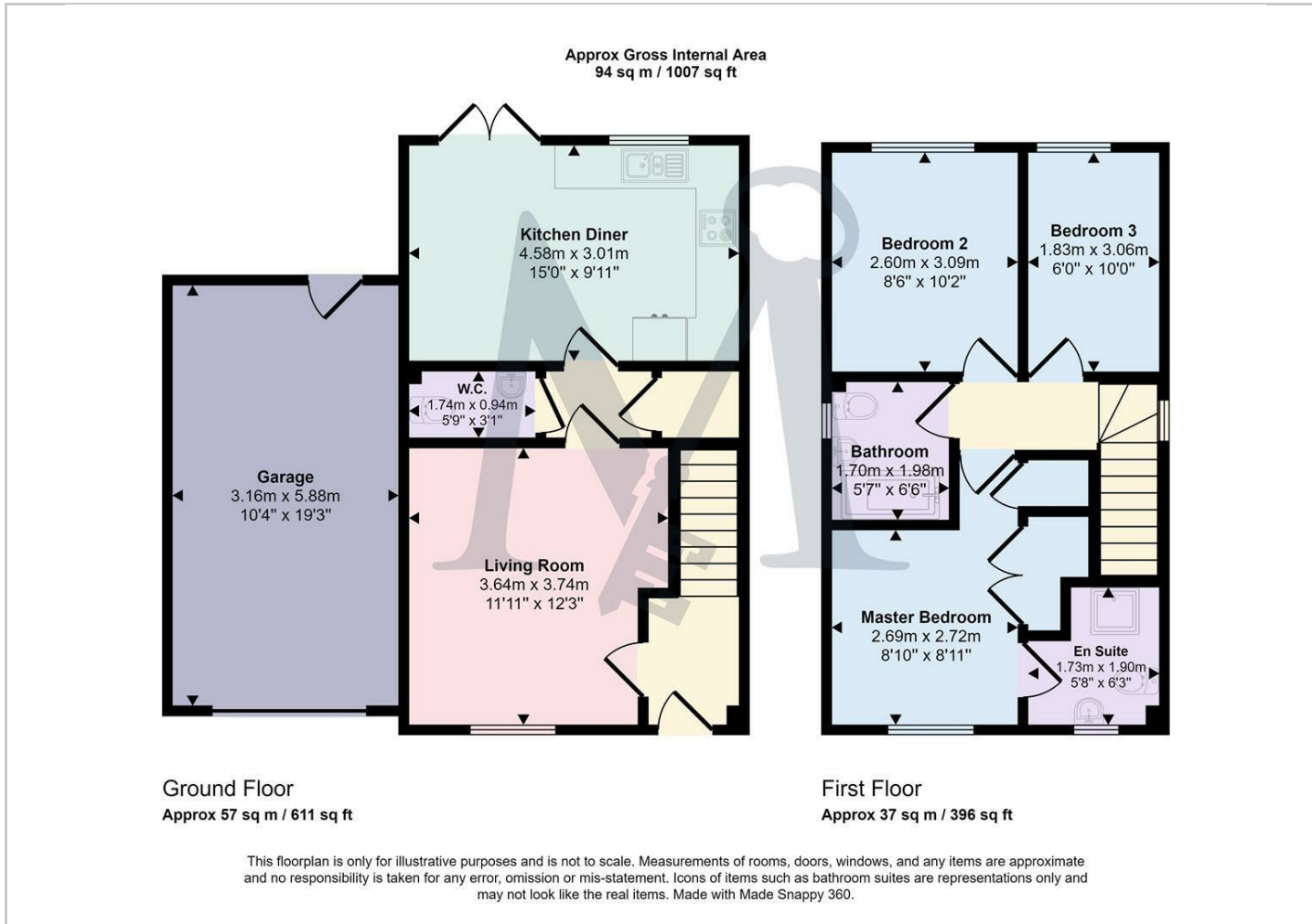
- A Beautifully Presented Home
- Open Plan Dining Kitchen
- Oversized Single Garage
- Quiet Cul-De-Sac Location
- Modern Family Bathroom
- En-Suite To Main Bedroom
- Large Rear Garden Plot
- Parking For Multiple Vehicles
- Popular Barlestone Village Location
- Virtual Property Tour Available







Floor Plans



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Unit 15 Whitwick Business Centre Stenson Road, Coalville, Leicestershire, LE67 4JP
Tel: 01530 682886 Email: dan@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |