



MAYNARD  
ESTATES

1 Park Lane  
Nuneaton, CV10 8NL

£180,000





## Brief Description

Positioned on a CORNER PLOT on Park Lane, Nuneaton, this charming end terrace house presents an EXCELLENT OPPORTUNITY for families and first-time buyers alike. Spanning an impressive 1,016 square feet, this BEAUTIFULLY PRESENTED three-bedroom home is ready for you to move in and make it your own.

Upon entering, you are greeted by a SPACIOUS entrance hall, providing ample room for coats and shoes. The living room is a DELIGHTFUL dual-aspect space, featuring a lovely fireplace with an electric wood-burning stove, perfect for cosy evenings. Adjacent to the living room, the dining kitchen is equally INVITING, boasting MODERN white wall and base units, generous space for a dining table, and room for appliances. The grey wood LVT flooring adds a contemporary touch, while access to the rear lobby leads you to the garden.

The staircase, adorned with a TASTEFUL runner, guides you to the first floor, where you will find three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, while the second bedroom is also a good size. The third bedroom, currently utilised as a HOME OFFICE, is a comfortable single room. Completing this floor is a STYLISH two-piece shower room, featuring a double walk-in shower, a vanity wash hand basin, and chic tiled walls, along with a separate WC for added convenience.

Outside, the rear garden is thoughtfully designed with block paving, ensuring LOW MAINTENANCE, and is enclosed by a brick wall for privacy. A single GARAGE with light and power supply is also included, along with communal parking for residents at the rear. The front garden is BEAUTIFULLY LANDSCAPED, featuring paving, gravel, and planted shrubs, enhancing the property's curb appeal, especially as it occupies a corner plot.

This delightful home is IDEALLY LOCATED opposite a primary school, making it perfect for families. With its tasteful decor and practical layout, this property is a must-see for anyone seeking a comfortable and stylish living space.







## ON THE GROUND FLOOR

Entrance Hall

Living Room  
11'0" x 18'0" (3.35m x 5.49m)

Kitchen Diner  
9'1" x 17'11" (2.77m x 5.46m)

Rear Lobby

## ON THE FIRST FLOOR

Landing

Bedroom 1  
8'11" x 11'8" (2.72m x 3.56m)

Bedroom 2  
11'1" x 9'2" (3.38m x 2.79m)

Bedroom 3  
8'1" x 6'9" (2.46m x 2.06m)

Shower Room  
6'0" x 6'0" (1.83m x 1.83m)

Separate WC

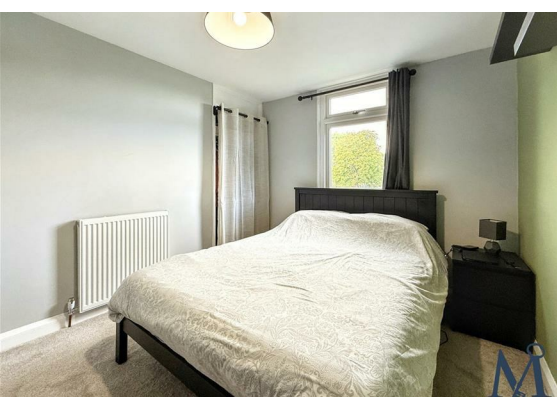
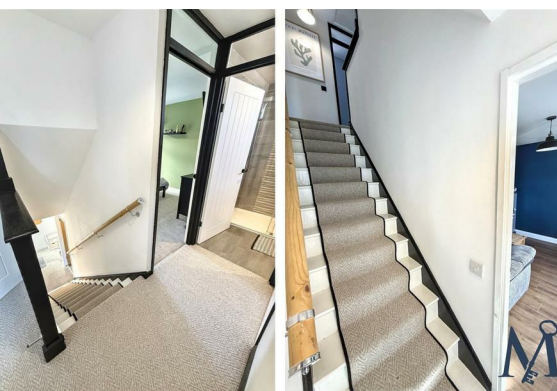
## ON THE OUTSIDE

Front Garden

Rear Garden

Single Garage  
7'9" x 16'4" (2.36m x 4.98m)

Communal Parking

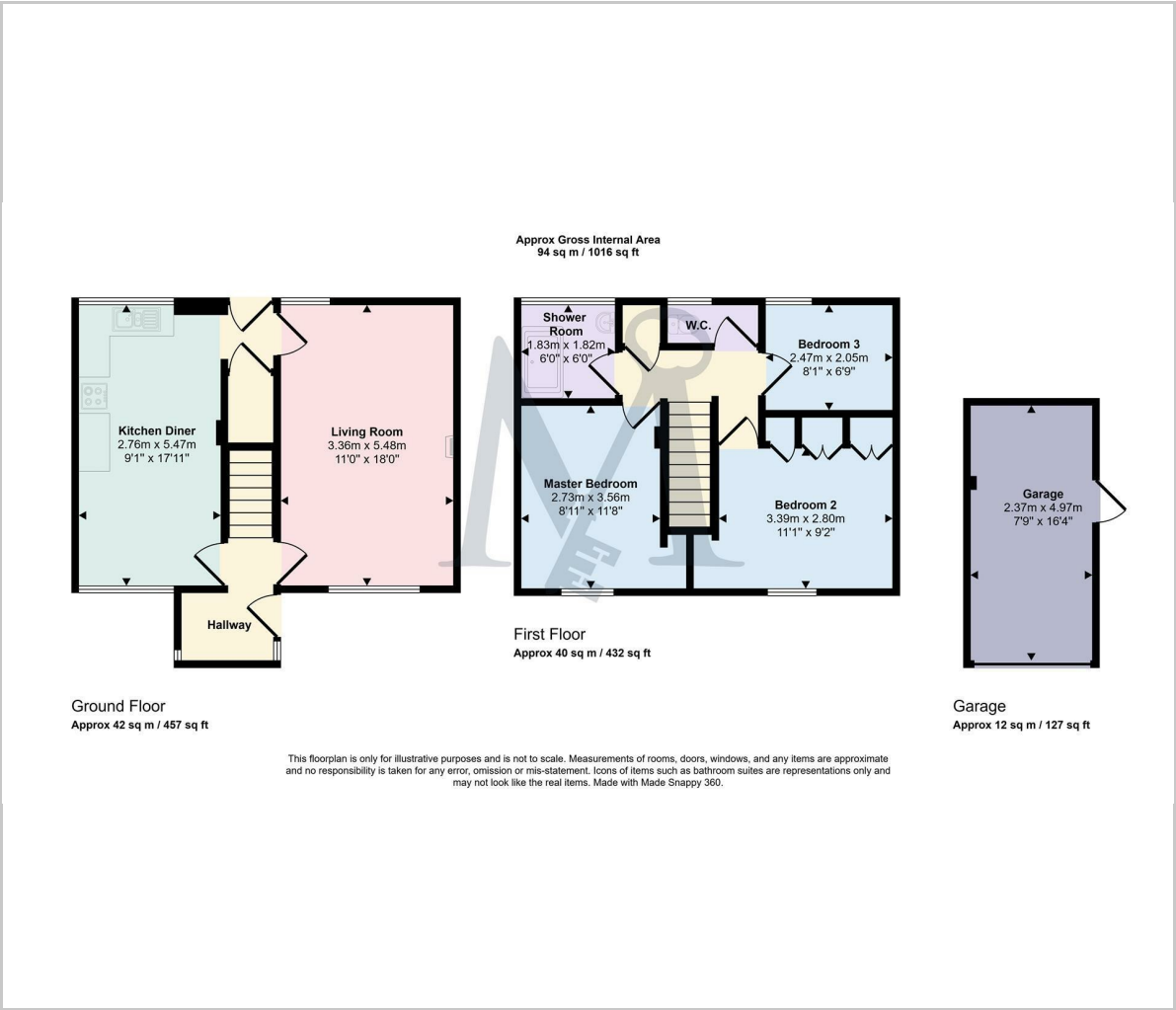








Floor Plan



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.

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Area Map



Energy Efficiency Graph

