



## **Luxury Home! Lutterworth Road, Nuneaton, CV11 6PY** **Offers Over £750,000**

 4  3

Exceptional detached home | Four spacious double bedrooms | Two en-suites plus family bathroom | Impressive open-plan kitchen with granite worktops | Unique tropical-style garden with palm trees | Huge living room and entrance hall | Balcony and walk-in wardrobe | Striking glass frontage | Ample driveway parking | Ideal family location close to schools and transport

**Floor Area**  
2533 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

- No Onward Chain
- Bespoke Kitchen Granite Worktops
- Luxury Fittings Throughout
- Large Garden
- EPC - B | Council Tax Band E
- Over 2500 sqft Living Accommodation
- 4 Bedrooms With 2 En-Suites
- Master Bedroom With Balcony
- Multiple Car Driveway
- Nuneaton & Bedworth Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

