

## CA Unique CApproach To Selling Homes

## 33 Shilton Lane, Bulkington

Guide Price £525,000











VIDEO TOUR AVAILABLE | WHAT A KITCHEN! Impressive Rear Extension With Bi-Fold Doors | Popular Shilton Lane Location | Large Driveway For 6 Cars | Private Rear Garden With Sweeping Countryside Views | The Perfect "Man Cave" With Hot Tub And Bar Area | A Perfect Family Home Who Love To Entertain Guests!



## **Key Features**

- Large Private Garden Overlooking GreenBelt Land
- 3 Bedrooms With Opportunity For Loft Conversion (STP)
- Further Opportunity To Extend To Side And Rear (STP)
- Excellent Commuter Routes To M6 & M69
- EPC TBC

- Extended Kitchen With Bifold Doors & Velux Windows
- Gated Front Entrance With Large Driveway
- SUMMERHOUSE WITH HOT TUB AND BAR!
- Council Tax Band E Nuneaton & **Bedworth Council**
- Viewing By Appointment Only

## 33 Shilton Lane, Bulkington, CV12 9JL Approximate Gross Internal Area 1711 sq ft - 159 sq m Bathroom Shower Room 6'5 x 4'8 Kitchen Area 8'2 x 6'7 22'9 x 18'8 6.92 x 5.70m 2.50 x 2.02m 1.96 x 1.41m Utility Area Bedroom 2 11'8 x 9'10 3.56 x 3.00m Dining Room 17'9 x 11'6 Garage 18'2 x 15'9 Bedroom 1 17'9 x 11'8 5.40 x 3.56m 5.40 x 3.50m 5.53 x 4.81m 10'8 x 8'2 3.24 x 2.50m **GROUND FLOOR** FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023 For Illustrative Purposes Only.