



212 The Long Shoot  
Nuneaton, CV11 6JW



Derran Dooley

Partnered With

**Simpsons**  
Property Experts





This extended and beautifully modernised semi-detached home offers spacious, versatile living with full-width extensions across both floors, creating generous family space ideal for modern life, entertaining and day-to-day comfort.

The ground floor features a welcoming entrance hall with original Minton tiling, a large open-plan lounge/diner with bay window and feature fireplace, a useful utility room, guest W.C., and an impressive extended kitchen/breakfast room with Velux windows, range cooker and double doors opening onto the garden.

Upstairs, the extended master bedroom is almost double its original size and includes an en-suite shower room. Two further bedrooms and a spacious family bathroom complete the first floor.

Outside, the property enjoys a substantial frontage with parking for at least four vehicles, along with a side driveway and garage/store. The rear garden offers a raised decked terrace, generous lawn, greenhouse area, and a charming self-made pond that adds character and a relaxing focal point to the outdoor space — ideal for enjoying sunny afternoons or unwinding at the end of the day.

Situated in CV11 6JW — one of Nuneaton's most sought-after locations — the home offers the perfect balance of peaceful surroundings and superb convenience. Residents enjoy tree-lined streets, parks and open green spaces, all while being minutes from the A5, M6 and M69 for effortless commuting. Local amenities include supermarkets, gyms, walking routes and the popular Long shoot pubs.

Families benefit from excellent school catchments, including Etone, Higham Lane and well-regarded local colleges. A bus stop just moments away provides direct routes to Nuneaton town centre, the train station and Hinckley, with onward connections to Birmingham, London, Coventry and Leicester.

Ideal for buyers seeking space, style and a prime Long shoot location, this home delivers a fantastic lifestyle in one of Nuneaton's standout locations.

 3  2  1

£335,000







Situated in one of Nuneaton's most popular family areas, CV11 6JW provides easy access to excellent schools, local shops, parks and major commuter routes.





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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