



Southfield Close, Nuneaton, CV10 0BE

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

# Property Description

\*\*\*FANTASTIC 'NEW PRICE!'\*\*\* VIEWING ESSENTIAL to appreciate this spacious and well presented detached family home, located in the HIGHLY REGARDED HIGHAM LANE SCHOOL CATCHMENT AREA within ever popular Weddington, having good communication links to Nuneaton train station and the A5 providing access to the motorway network.

In brief the accommodation comprises entrance porch which provides access into the garage and leads into the entrance hall having staircase to the first floor and leads to the cloakroom W.C. Spacious lounge /dining room with a chimney breast incorporating a coal effect gas fire and PVCu double glazed rear door to the garden. Breakfast kitchen with a range of eye and base level modern high gloss units.

First floor landing provides access to four good size bedrooms and family bathroom having a modern white coloured suite which includes a panelled bath with shower unit above, pedestal hand wash basin and a low level W.C. The property also benefits from gas central heating with a combination boiler and PVCu double glazing where specified.

Outside the front garden is laid to lawn with a block paved double width driveway providing off road parking for vehicles and leads to the half integral garage. The enclosed rear garden is laid to lawn with a slate paved patio area and access to both sides of the property leading to the front elevation.

Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.





# Key Features

- Spacious Detached Family Home
- Entrance Porch & Entrance Hall
- Cloakroom W.C
- Lounge/Dining Room
- Breakfast Kitchen
- Four Bedrooms
- Modern Family Bathroom
- GFCH & PVCu Double Glazing
- Block Paved Drive & Half Integral Garage
- Higham Lane School Catchment Area

**Reduced To  
£350,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -

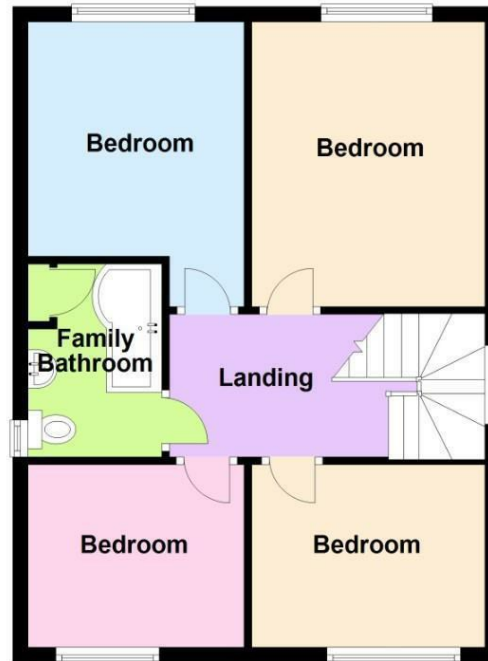
## Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



## First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee