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**SHELDON
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LAND AND
PROPERTY
PROFESSIONALS



Merino Drive, Nuneaton, CV11 6BA

Property Description

This spacious detached family home is located on this popular development built by David Wilson Homes which also benefits from having a NHBC builders guarantee. In brief the accommodation comprises entrance hall with staircase to the first floor, storage cupboard and panelled doors leading to the cloakroom W.C having a white coloured low level W.C and pedestal hand wash basin. Spacious lounge with a double glazed bay window to the front elevation and double glazed French doors leading to the rear.

Separate dining room and a fitted kitchen having a range of modern high gloss grey coloured units with incorporated gas hob and oven housing unit with electric double oven. Further integrated appliances include a dishwasher and fridge/freezer.

First floor landing providing access to the four good size bedrooms with the master bedroom having a en-suite shower room comprising a shower cubicle with shower unit, pedestal hand wash basin and a low level W.C. The family bathroom has a modern white coloured suite comprising a panelled bath with shower unit and screen. Pedestal hand wash basin and a low level W.C.

The property also benefits from gas central heating and PVCu double glazing. Outside the front garden is laid to lawn with hedgerow border. The rear garden is laid mainly to lawn with a paved patio, wooden decking and enclosed by fencing and wall. To the side of the property there is a driveway providing access to the garage which has the rear section converted to a bar/office and the front section remaining as a store accessed via the metal up and over door.

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







Total floor area 123.5 m² (1,330 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Key Features

- Modern Detached Family Home
- Entrance Hall & Cloakroom W.C
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen With Integrated Appliances
- Four Good Size Bedrooms
- En- Suite Shower Room
- Family Bathroom
- GFCH & PVCu Double glazing
- Garage With Rear Section Converted To A Bar/Office
- Internal Viewing Recommended

£410,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -