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**Windermere Avenue, Nuneaton, CV11 6HW**

# Property Description

This spacious detached family home is located on the highly regarded St Nicolas Park development which is in the Higham Lane Senior school, Milby Primary and St Nichols Primary school catchment areas. The property is also being offered for sale with no upward chain.

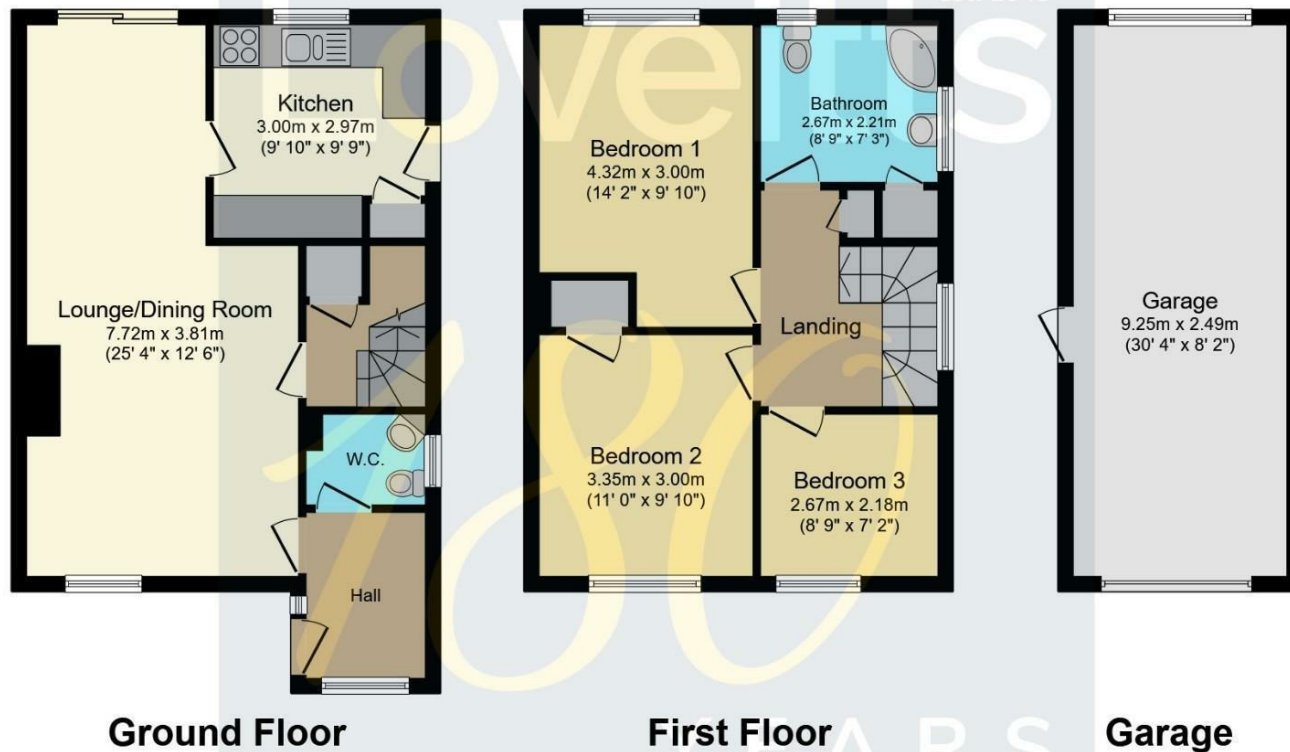
In brief the property accommodates entrance porch with a cloakroom W.C having a wall mounted hand wash basin and low level W.C. Spacious lounge/dining room having a feature ornamental brick fire place with incorporated coal effect electric fire, double glazed window to the front elevation and double glazed patio doors to the rear. The kitchen has a range of eye and base level wooden units.

The inner lobby has a staircase with storage cupboard beneath and leads to the first floor landing which has a storage cupboard and provides access to the three bedrooms and bathroom. There is a built in cupboard located in the second bedroom and the bathroom has a coloured suite comprising a corner bath with triton electric shower unit above, pedestal hand wash basin, bidet and a low level W.C. The property also benefits from gas central heating, double glazing and a burglar alarm.

Outside the front garden is laid to lawn with a driveway providing off road parking for vehicles and leads to a double length tandem garage. The good size rear garden is laid to lawn with a paved patio, shrubs, trees and conifers to the borders.







Total floor area 111.8 m<sup>2</sup> (1,203 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

- Detached Family Home
- Entrance Porch & Cloakroom W.C
- Spacious Lounge/Dining Room
- Kitchen With Wooden Units
- Three Bedrooms
- Spacious Bathroom
- GFCH & Double Glazing
- Good Size Garden
- Double Tandem Garage
- No Upward Chain

**No Offers**  
**£300,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -