



Manor Park Road, Nuneaton, CV11 5HR

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

Property Description

This much improved and extended traditional semi detached house offers spacious accommodation throughout which in brief comprises entrance hall with staircase to the first floor, Spacious lounge with having a chimney breast with incorporated log burner and open archway leading to the dining room/additional sitting room. The breakfast kitchen has a range of modern eye and base level white coloured high gloss units with the breakfast table area having PVCu double glazed French doors to the side elevation. There is also a utility cupboard which has space for a washing machine and also houses the combination boiler.

The first floor landing provides access to the staircase leading to the second floor loft conversion and also provides access to the three first floor double bedrooms. The modern shower room had a fully tiled shower cubicle, vanity unit with incorporated hand wash basin and a low level W.C.

The second floor loft converted fourth bedroom has double glazed skylights and provides access to the en suite bathroom which comprises a corner bath with mixer tap shower attachment, vanity unit with incorporated hand wash basin and W.C.

The property also benefits from a new roof which has been replaced to conservation area guide lines. Plans have also been drawn up for a further extension which would need to be submitted to obtain planning permission. The property also benefits from gas central heating, PVCu double glazing and CCTV cameras which monitor the security of the property.

Outside there is a paved frontage enclosed by a brick wall with incorporated gates. The established rear garden is laid to lawn with established shrub borders. There is a paved patio area, outside store with incorporated W,C and a further paved patio area located to the rear. The garden is also enclosed by a brick built wall with incorporated side gate.

Internal viewing is highly recommended to fully appreciate the spacious accommodation that this fabulous family home has to offer





Key Features

- Improved & Extended Semi Detached
- Two Reception Rooms
- Spacious Breakfast Kitchen
- Four Bedrooms
- En Suite Bathroom
- Modern Shower Room
- GFCH & PVCu Double Glazing
- Replaced Roof
- Established Garden
- Viewing Recommended

£369,950

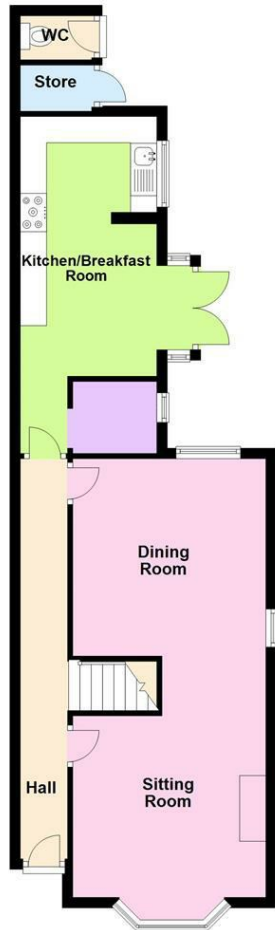
EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -

Ground Floor
Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor
Approx. 51.8 sq. metres (558.0 sq. feet)



Second Floor
Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 115.6 sq. metres (1243.9 sq. feet)

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