



Lavenham Close, Nuneaton, CV11 6GP

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This well presented and spacious detached house is located in the highly sought after Whitestone area briefly accommodating open canopy porch with a PVCu double glazed entrance door leading to the hall which has wooden flooring and staircase to the first floor. The cloakroom W.C has a modern white coloured W.C, vanity unit with incorporated wash basin and a under stairs cupboard.

Spacious lounge with a chimney breast with incorporated log effect living flame gas fire, glazed French doors leading to the dining room and a PVCu double glazed bay window to the front elevation. The dining room has wooden flooring and PVCu double glazed French doors providing access to the rear garden. The fitted kitchen has a range of oak style units with granite worktops and integrated electric hob with extractor hood above, oven housing unit with incorporated electric oven and microwave. Further integrated appliances include a washer/dryer, fridge/freezer and a dishwasher.

The first floor landing provides access to the three good size bedrooms with a range of fitted wardrobes and a en suite shower room located off the second bedroom. The en suite has a modern suite comprising a corner shower cubicle with shower unit, vanity unit with incorporated hand wash basin and a low level W.C. The family shower room also has a modern suite comprising a corner shower cubicle with shower unit, vanity unit with incorporated hand wash basin and W.C. There is also an airing cupboard housing the water cylinder. The property also benefits from gas central heating, PVCu double glazing and a security alarm.

Outside the front garden is laid to lawn planted with a tree to the centre. Block paved driveway providing off road parking for vehicles which leads to the garage. The established well maintained rear garden is laid to lawn with established shrub and tree borders. The garden is enclosed by fencing with paved patio and path to the side elevation leading to a gate with access to the front elevation.







# Key Features

- Much Improved Well Presented Detached
- Entrance Hall & Cloakroom W.C
- Spacious Lounge & Dining Room
- Fitted Kitchen With Integrated Appliances
- Three Good Size Bedrooms
- En Suite Shower Room
- Modern Family Shower Room
- GFCH & PVCu Double Glazing
- Well Maintained Gardens & Garage
- Internal Viewing Highly Recommended

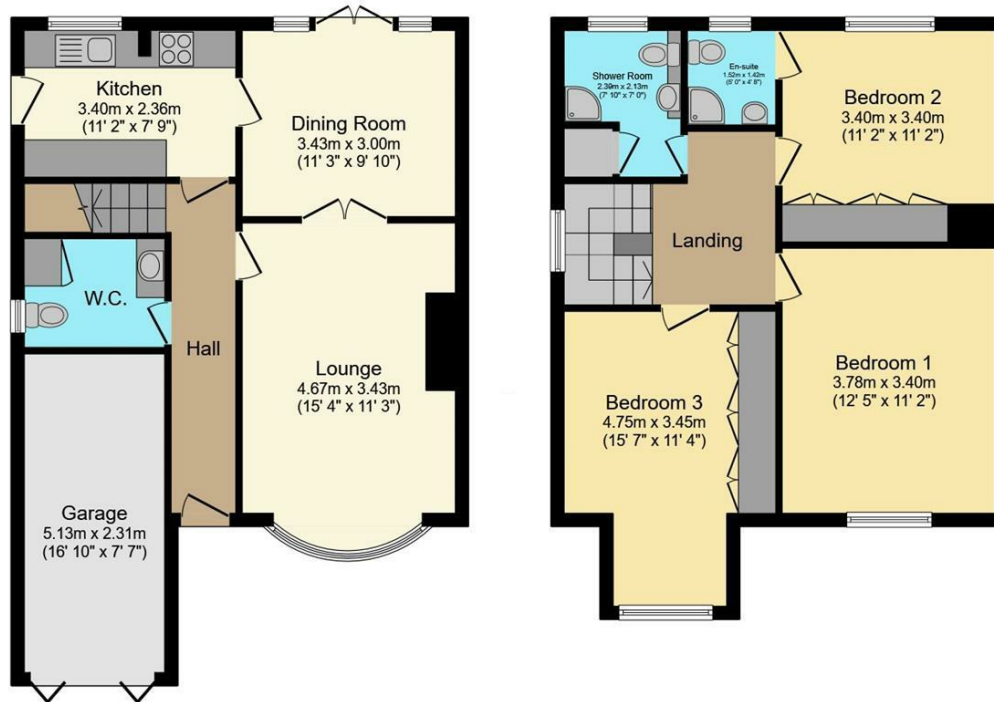
**£370,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority -



## Ground Floor

Floor area 60.8 m<sup>2</sup> (654 sq.ft.)

## First Floor

Floor area 56.6 m<sup>2</sup> (609 sq.ft.)

TOTAL: 117.4 m<sup>2</sup> (1,263 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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