



**Adelie Road, Nuneaton, CV10 9GZ**

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This fabulous detached house built by the builders Countryside offers spacious and well presented accommodation throughout briefly comprising entrance hall with staircase to the first floor and provides access to the cloakroom W.C which has a modern white coloured wall mounted hand wash basin and a low level W.C.

Spacious lounge which has a feature PVCu double glazed bay window to the side elevation and a further PVCu double glazed window to the front elevation. The fitted dining kitchen has a range of modern high gloss units with quartz worktops having incorporated sink unit, integrated five ring gas hob and extractor hood above. The oven housing unit incorporates the electric double oven and further integrated appliances include a dishwasher and fridge/freezer. There is also a utility cupboard which has space for a washing machine and tumble dryer. There is a dining table area which has three double glazed skylights and PVCu double glazed French doors providing access to the rear garden.

The first floor landing has a PVCu double glazed window overlooking the rear garden, storage cupboard and access to the loft. Three good size bedrooms with the master bedroom having a en-suite shower room comprising a modern white coloured hand wash basin with vanity unit beneath, low level W.C and a shower cubicle. The family bathroom has a modern white coloured suite comprising panelled bath with shower unit and screen, vanity unit with incorporated hand wash basin and a low level W.C.

The property also benefits from having a security alarm, gas fired central heating, PVCu double glazing and the remainder of the NHBC builders guarantee.

Outside the front and side garden situated on a corner plot being laid to lawn with shrub and tree borders. Double width driveway providing off road parking and vehicles leads to the garage. The enclosed rear garden is laid mainly to lawn with a paved patio area.

Internal viewing is highly recommended to fully appreciate the accommodation







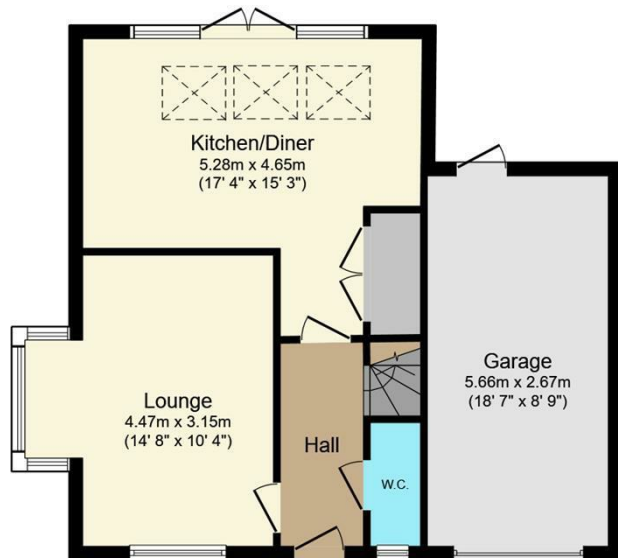
## Key Features

- Fabulous Detached Home
- Entrance Hall & Cloakroom W.C
- Spacious Lounge With feature Bay Window
- Superb Dining Kitchen
- Fitted Kitchen With Integrated Appliances
- Three Good Size Bedrooms
- En Suite Shower Room & Family Bathroom
- GFCH & PVCu Double Glazing
- Gardens & Garage
- Must Be Seen

**£335,000**

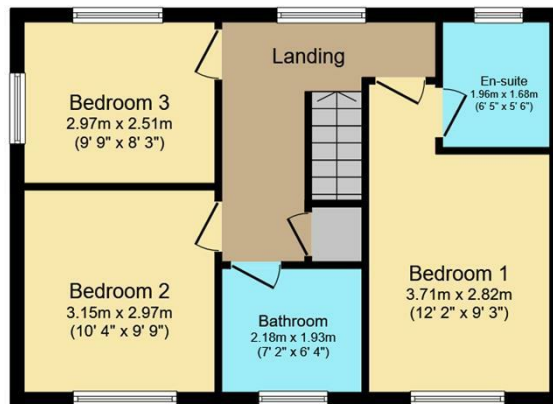






### Ground Floor

Floor area 60.0 m<sup>2</sup> (646 sq.ft.)



### First Floor

Floor area 47.1 m<sup>2</sup> (507 sq.ft.)

**TOTAL: 107.1 m<sup>2</sup> (1,153 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](http://www.Propertybox.io)



EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority  
Nuneaton & Bedworth

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on 024 7634 7676

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