



Campbell Close, Nuneaton, CV10 9PZ

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This modern detached property offer spacious accommodation throughout and is also being offered for sale with no upward chain. In brief the accommodation comprises entrance hall having wooden style flooring and staircase to the first floor landing. Cloakroom W.C having a white coloured pedestal hand wash basin and a low level W.C. The lounge has a Adams style fire surround with incorporated log effect electric convector fire and PVCu double glazed patio doors leading to the PVCu double glazed Victorian style conservatory which also has PVCu double glazed French doors to the rear garden. There is a separate dining room and the kitchen has a range of eye and base level modern units with integrated gas hob, electric oven and canopy extractor hood.

The first floor landing has access to the loft, airing cupboard and panelled doors providing access to the three good size bedrooms with the master bedroom having fitted wardrobes and en-suite shower room comprising a shower cubicle with shower unit, pedestal hand wash basin and a low level W.C. There is also a fitted wardrobe located in the second bedroom. The family bathroom has a white coloured suite comprising a panelled bath, pedestal hand wash basin and a low level W.C. The property also benefits from mains gas central heating and PVCu double glazing.

Outside the front garden is laid to lawn with a hedgerow border and path to the front elevation. Tarmacadam driveway providing off road parking for vehicles and leads to the part integral garage. The rear garden is laid mainly to lawn with shrub borders, paved patio area, greenhouse and storage shed. The garden is enclosed by panelled fencing and there is a path to the side elevation leading to a gate with access to the front elevation.

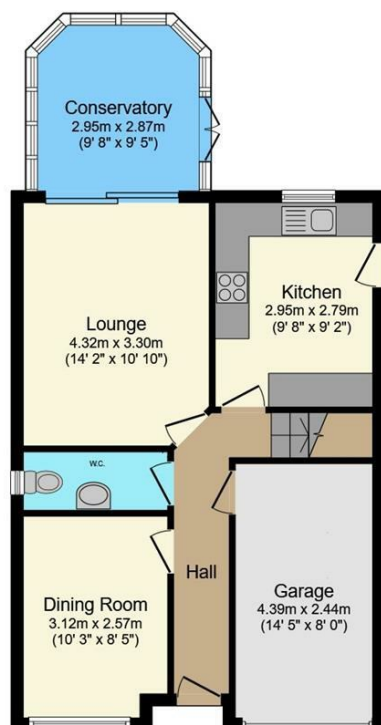
Internal viewing is highly recommended to fully appreciate the spacious accommodation which is also being offered for sale with no upward chain.





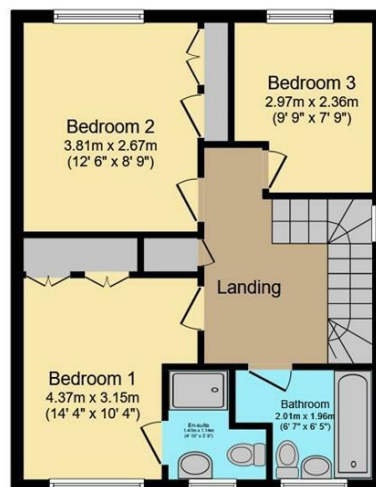






Ground Floor

Floor area 64.7 sq.m. (696 sq.ft.)



First Floor

Floor area 50.3 sq.m. (541 sq.ft.)

Total floor area: 114.9 sq.m. (1,237 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)

## Key Features

- Modern Detached House
- Cloakroom W.C
- Spacious Lounge
- Victorian Style Double Glazed Conservatory
- Separate Dining Room
- Kitchen With Hob & Oven
- Three Good Size Bedrooms
- En Suite Shower Room & Family Bathroom
- GFCH & PVCu Double Glazing
- No Upward Chain

**£335,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Nuneaton & Bedworth

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