



Lutterworth Road, Nuneaton, CV11 6PW



# Property Description

This is a rare opportunity to acquire this much improved and extended family home located on Nuneaton's most highly sought after location. In brief the spacious well presented accommodation comprises entrance hall with impressive staircase providing access to the first floor. Cloakroom W.C. having a pedestal hand wash basin and W.C. Spacious lounge having a Adams style fire surround with incorporated coal effect gas fire, double glazed bow window and two sets of glazed French doors leading to the extended sitting/dining/family room having Amtico flooring and two sets off double glazed French doors providing access to the rear garden. The extended fitted breakfast kitchen has a range of modern high gloss style units with a centre island, granite worktops and inset sink unit. Incorporated electric hob with extractor unit above and oven housing unit with electric double oven. Further integrated appliances include a dishwasher and fridge/freezer. There is a breakfast table area and utility room having a wall cupboard and larder unit, space for a washing machine and granite worktop.

The galleried landing leads to the four good size bedrooms with Hammonds fitted wardrobes and bedroom furniture located in the master bedroom and a range of further fitted wardrobes located in the other three bedrooms. The master bedroom also has a en-suite shower room having a double shower cubicle, vanity unit with hand wash basin and a low level W.C. Family bathroom has a panelled bath with shower unit above, vanity unit with 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 shrubs, trees and hedgerow borders. Block paved driveway provides off road parking for several vehicles. The good size rear garden must be seen to appreciate being laid mainly to lawn planted with shrubs and trees, block paved patio, further seating area with pergola and access to the garage/store







## Key Features

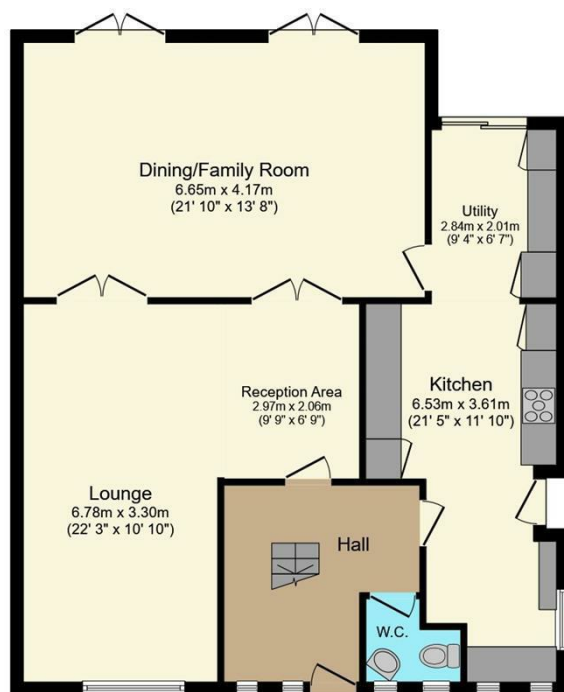
- Much Improved & Extended Detached Family Home
- Entrance Hall & Cloakroom W.C
- Spacious Lounge
- Sitting/Dining/Family Room
- Fitted Breakfast Kitchen & Utility Area
- Four Good Size Bedrooms
- En Suite & Family Bathroom
- Mains Gas Central Heating & PVCu Double Glazing
- Fabulous Established Gardens & Ample Vehicle Parking
- Highly Regarded And Sought After Location

**£675,000**

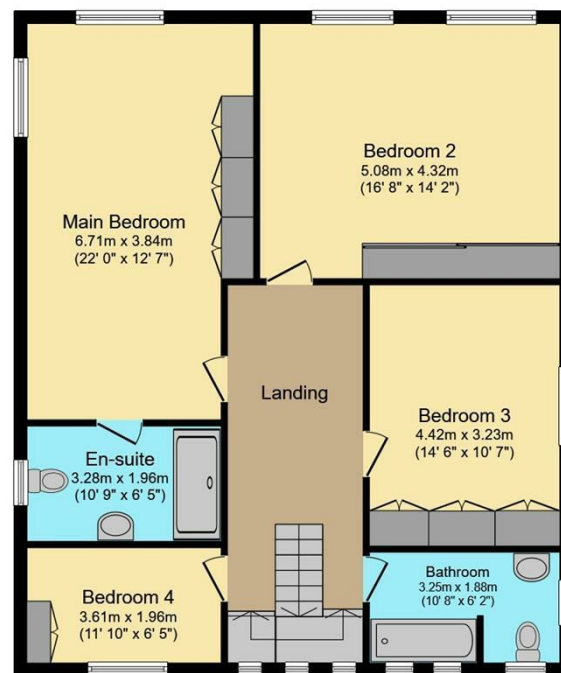








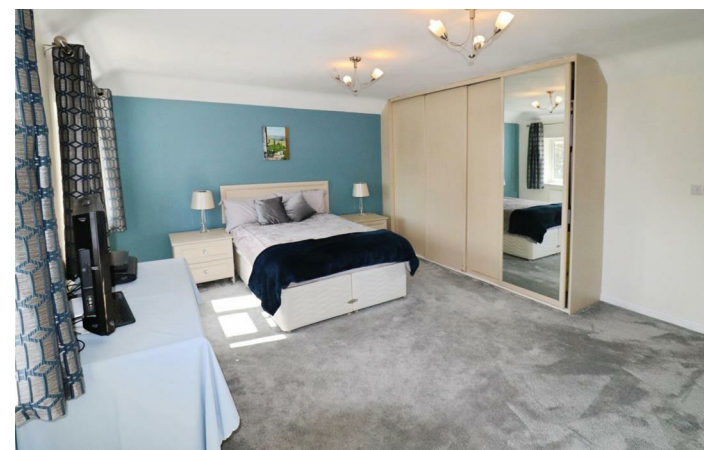
**Ground Floor**  
Floor area 93.8 sq.m. (1,009 sq.ft.)



**First Floor**  
Floor area 97.5 sq.m. (1,050 sq.ft.)

**Total floor area: 191.3 sq.m. (2,059 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 - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Nuneaton & Bedworth

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