



**Connells**

Meadside Church Road  
Shackerstone Nuneaton





## Property Description

### NO UPWARD CHAIN

This stunning property has recently been fully renovated and has the added benefit of off road parking. The open plan layout is perfectly suited for modern family living. The accommodation briefly comprises of lounge that opens into the kitchen/diner, utility room, cloakroom, downstairs bedroom/home office.

To the first floor there are four bedrooms two of which have an en-suite and a modern family bathroom. There are gardens to the front and rear, stunning views of rolling countryside perfectly complimenting this property. The property is being sold with no upward chain and viewing is essential to truly appreciate.

## Entrance Hallway

With tiled flooring, under stairs storage cupboard, UPVC door and UPVC window to the front elevation and stairs off to the first floor.

## Lounge

19' 4" x 12' 1" ( 5.89m x 3.68m )

Having a large lounge opening directly into the kitchen/diner. With feature log burner (not believed to be in working order), central heating radiator, ceiling spotlights, carpet flooring and UPVC window to the front elevation.

## Kitchen / Diner

22' 2" x 21' 8" ( 6.76m x 6.60m )

The kitchen is fitted with a range of attractive wall and base units with soft closing doors and hardwood work surfaces. A range of integrated appliances including a four ring induction hob with extractor hood over, a single oven, dishwasher and fridge/freezer and composite sink and drainer unit. With tiled splashback surround, ceiling spotlights, tiled flooring, door to the utility room, storage cupboard and UPVC double glazed patio doors off the dining area opening into the rear garden.

## Utility Room

13' 4" x 5' 6" ( 4.06m x 1.68m )

Accessed through the boiler room where the oil fired boiler is housed. Having a range of base units with wooden working surface over, stainless steel sink unit, recess point/plumbing for a washing machine and a dryer. Door to garden. Radiator and tiling to the floor.

## Cloakroom

Comprising hand wash basin and WC. Tiled flooring.

## Bedroom 5 / Home Office

14' 5" x 6' 10" ( 4.39m x 2.08m )

Having radiator, carpet flooring and UPVC double glazed window to the front elevation.

## Bedroom 1

15' 3" x 11' ( 4.65m x 3.35m )

Having radiator, carpet flooring, UPVC double glazed window to the front elevation and giving access to the en-suite.

## En-Suite

Comprising shower cubicle, vanity hand wash basin and WC. With tiled flooring, towel radiator and UPVC obscure window to the rear elevation.

## Bedroom 2

13' 7" x 9' 10" ( 4.14m x 3.00m )

Having radiator, carpet flooring, UPVC double glazed window to the front elevation and giving access to the en-suite.

## En-Suite

Comprising shower cubicle, vanity hand wash basin and WC. With tiled flooring and towel radiator.

## Bedroom 3

12' 2" x 10' 4" ( 3.71m x 3.15m )

Having carpet flooring, radiator and UPVC double glazed window to the rear elevation.

## Bedroom 4

10' 4" x 6' 4" ( 3.15m x 1.93m )

Having carpet flooring, radiator and UPVC double glazed window to the rear elevation.

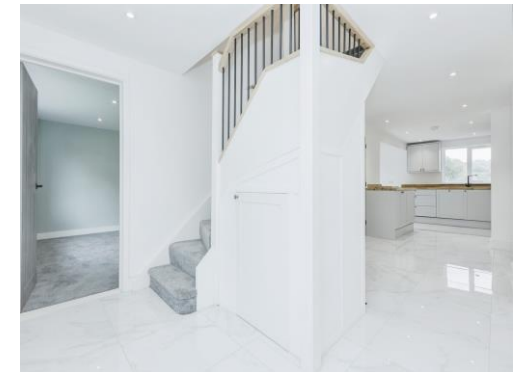
## Bathroom

Comprising P shaped panel bath, vanity hand wash basin and WC. With tiled flooring and towel radiator.

## To The Outside

To the front of the property there is a lawned fore garden with shrubbery border and block paved driveway providing off-road parking.

The rear garden is private with fencing to side boundary. There is a laid to lawn garden and patio area and with stunning views of rolling countryside beyond the rear of the property.

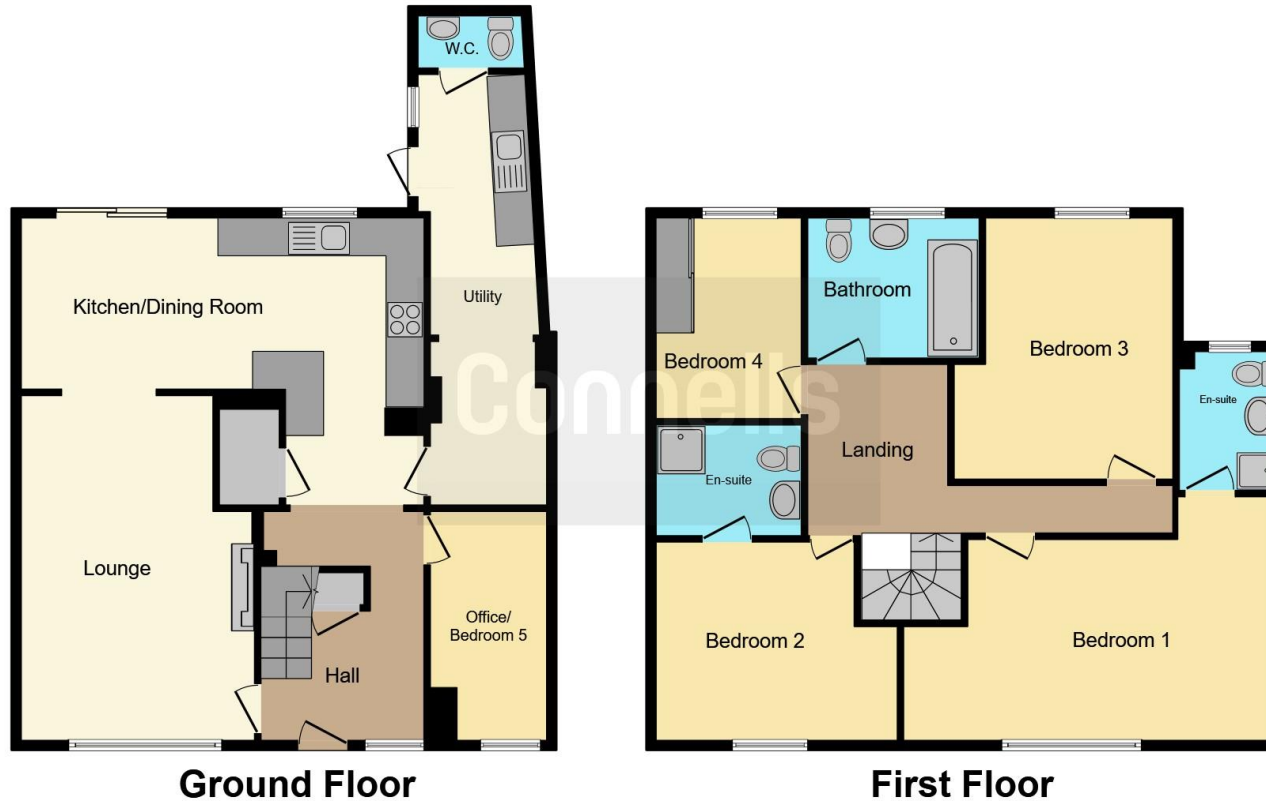












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HIN311911](http://connells.co.uk/Property/HIN311911)**

Tenure: Freehold



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