



Connells

Main Street
Nailstone Nuneaton



Property Description

Connells are delighted to bring to market this substantial four bedroom detached bungalow sitting on a large corner plot in the highly sought after village of Nailstone. The property has a generous garden, double garage and driveway and is offered for sale with NO UPWARD CHAIN.

The property is positioned on a sizeable corner plot with double garage and parking for multiple vehicles and briefly the accommodation comprises of a porch, entrance hallway, lounge with archway through to the living room, dining room, kitchen/breakfast room, utility room, four bedrooms; bedroom one with en-suite shower room and a family bathroom.

The village of Nailstone has a public house and a primary school and is situated just 3 miles from the historic town of Market Bosworth with its selection of independent shops and a tempting array of pubs and restaurants. Nailstone is within easy reach of Leicester by car, A50 and Junctions 22/21A and 21 on the M1.

Porch

With door to the front elevation.

Entrance Hallway

Giving access to the accommodation.

Lounge Through To Living Room

28' 5" x 14' 3" (8.66m x 4.34m)

The lounge having feature fireplace with surround and hearth, ceiling coving, radiator, electrical points, carpet flooring and window to rear and side elevations.

Access through archway into the dining room with continued carpet flooring, radiator, ceiling coving, electrical points and bay window to the rear elevation.

Dining Room

8' 6" x 12' 3" (2.59m x 3.73m)

Having carpet flooring, radiator, coving, dado rail, electrical points, double sliding doors to the rear leading into the rear garden.

Kitchen / Breakfast Room

13' x 12' 3" (3.96m x 3.73m)

The kitchen is fitted with a range of traditional wall and base units with working surface above, sink and drainer with mixer tap, pantry cupboard, mid-level double oven, ceramic hob, tiled flooring, tiled splashback surround and freestanding dishwasher. Window to the rear elevation.

Utility Room

10' x 6' 8" (3.05m x 2.03m)

Having wall and base units with working surface above, sink with drainer, freestanding

washing machine and freestanding dryer, freestanding fridge freezer, ceiling coving, tiled splashback surround and tiled flooring. Window to side elevation and UPVC door leading into the rear garden.

Bedroom One

16' 9" x 10' 4" (5.11m x 3.15m)

Having built-in wardrobes, radiator, ceiling coving, electrical points, carpet flooring and window to front elevation.

En-Suite Shower Room

7' 7" x 3' 6" (2.31m x 1.07m)

Comprising walk-in shower cubicle, pedestal hand wash basin and WC, with radiator, part tiled walls, ceiling coving, extractor fan and an obscure window to the side elevation.

Bedroom Two

9' 7" x 13' 3" (2.92m x 4.04m)

Having carpet flooring, radiator, electrical points and window to the front elevation.

Bedroom Three

10' 9" x 11' 9" (3.28m x 3.58m)

Having carpet flooring, radiator, electrical points and window to the rear elevation.

Bedroom Four

7' 4" x 11' 9" (2.24m x 3.58m)

Having carpet flooring, radiator, electrical points and window to the front elevation.

Family Bathroom

5' 5" x 10' 5" (1.65m x 3.17m)

Comprising corner bath, separate shower cubicle, pedestal hand wash basin and WC. Ceiling coving, tiling to walls and an obscure window to the rear elevation.

To The Outside

To the front of the property there is a driveway with hard standing for multiple vehicles, laid to lawn garden and borders with shrubbery and small trees. Low brick wall to the perimeter with hedging.

To the side is further hard standing for multiple vehicles leading to double garage with up and over door.

The generous rear garden is enclosed with fencing and hedging. Directly to the rear of the property there is a block paved patio, laid to lawn garden and timber shed. The rear garden extends to the rear/side of the property where there are steps leading to a further paved patio area and a further laid to lawn area with shrubbery and small plants to borders, paved pathway and further timber shed.

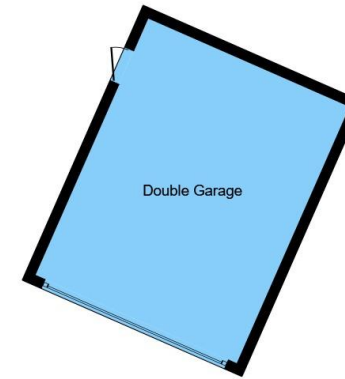








Floor Plan



Double Garage

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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