

Connells

Lucerne Close Coventry

Lucerne Close Coventry CV2 1SE







Property Description

A detached family home situated in a modern and quiet, cul-de-sac development, with easy access to Coventry Building Society Shopping Centre & the M6/69. The accommodation in brief comprises: ground floor w/c, lounge, conservatory, fitted kitche/diner and a utility room, to the first floor there are four bedrooms, (bedroom one with en-suite) and a fitted family bathroom. Externally there is an integral garage.

Approach

Composite door.

Entrance Hall

Stairs rising to the first floor and doors to;

Lounge

16' 3" max x 11' 6" (4.95m max x 3.51m)

Double glazed window to the front elevation, radiator, gas fire with decorative surround

Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset single drainer, stainless steel sink unit with black polished granite work surfaces and splashbacks over. Integrated electric oven and gas hob with extractor hood over, integral dishwasher, integral fridge/freezer and pantry. Radiator, polished porcelain tiled flooring, and double glazed window to the rear elevation. In the dining area there is oak flooring, space for dining table & chairs, radiator and double glazed doors opening into the conservatory.

Conservatory

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed windows to the rear & side elevations, tiled flooring and double glazed French door opening onto rear garden.

Lobby

Doors to utility and w/c and a composite door to the side elevation.

Utility

8' 8" x 4' 11" (2.64m x 1.50m)

Base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces over, plumbing for washing machine

Guest W/C

Comprising, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

First Floor Landing

Access via pull down ladder to part boarded loft space, storage cupboard and doors to:

Bedroom One

14' 4" max x 11' 10" (4.37m max x 3.61m)

Double glazed window to the front elevation, built-in wardrobes, radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the front elevation.

Bedroom Two

9' 10" x 7' 11" (3.00m x 2.41m)

Double glazed window to the rear elevation built-in wardrobe and radiator.

Bedroom Three

10' x 7' 9" (3.05m x 2.36m)

Double glazed window to the rear elevation, radiator and door to bedroom four.

Bedroom Four

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the front elevation, built-in wardrobe and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, low level wc, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Lawned area with borders and direct access to a driveway providing off road parking.

Rear Garden

Patio area beyond being laid to lawn with garden shed.

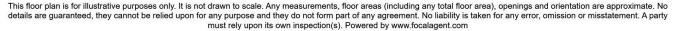
Garage

Up & over door, power and light.









To view this property please contact Connells on

T 02476 553 093 E coventry@connells.co.uk

38 New Union Street COVENTRY CV1 2HN

view this property online connells.co.uk/Property/COV321118

EPC Rating: Awaited





Tenure: Freehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.