



**Connells**

Lucerne Close  
Coventry





## 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 kitchen/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.





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

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: Awaiting**

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Tenure: Freehold



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