



Connells

Lyons Drive
Coventry



Property Description

This beautifully presented detached family home is located in the Swallows Nest development in the residential of , Allesley, being close to local schools and bus services as well as being within easy access of the city centre and A45 to both Coventry and Birmingham.

The property briefly comprises: ground floor with entrance hallway with doors leading off to a good sized lounge featuring an electric fire, conservatory opening onto the rear garden, modern fitted kitchen/diner with integral appliances, utility room and a downstairs W/C. On the first floor there are four bedrooms with fitted wardrobes, (master bedroom having en-suite) and a family bathroom.

Outside to the front is a driveway providing parking for several vehicles with access to a double garage and to the rear is a generously sized enclosed garden with a log cabin/bar and an outside w/c.

Approach

Double glazed front door.

Entrance Hall

Stairs rising to first floor, understairs cupboard, radiator, karndean flooring and doors to;

Guest W/C

Comprising, toilet, wash hand basin with tiled splashback, radiator and extractor fan.

Study

9' x 7' 9" (2.74m x 2.36m)
Double glazed window to the front elevation, karndean flooring,

Lounge

24' 9" into bay x 12' 6" (7.54m into bay x 3.81m)

Double glazed window to the front elevation, radiator, feature fireplace with electric fire and double glazed doors to the rear elevation.

Fitted Kitchen/Diner

21' 5" x 11' 5" (6.53m x 3.48m)
Range of wall and base mounted units incorporating an inset single drainer sink unit with granite work tops and tiled splashbacks over. Gas cooker range with cookerhood over, integral fridge/freezer, integral dishwasher, radiator, double glazed window to the rear elevation and door to conservatory.

Utility Room

5' 11" x 5' 8" (1.80m x 1.73m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces, plumbing for washing machine, karndean flooring and stable doors.

Conservatory

19' x 11' 6" (5.79m x 3.51m)
Double glazed windows and French doors opening onto rear garden, fireplace with electric fire, karndean flooring.

First Floor Landing

Double glazed window to the front elevation, radiator, access via pull down ladder to loft space and doors to;

Master Bedroom

12' 2" x 11' (3.71m x 3.35m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail. extractor fan and double glazed window to the rear elevation.

Bedroom Two

11' 7" x 10' 6" (3.53m x 3.20m)

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

En-Suite

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

Bedroom Three

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Four

10' 8" x 6' 11" (3.25m x 2.11m)

Double glazed window to the front elevation, fitted wardrobes and radiator.

Family Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the side elevation.

Outside

Rear Garden

Printed patio beyond being laid to lawn with borders, stocked koi carp pond with infinity glazed window, log cabin/bar with outside toilet.

Log Cabin/Bar

18' 7" x 15' 8" (5.66m x 4.78m)

Front Of Property

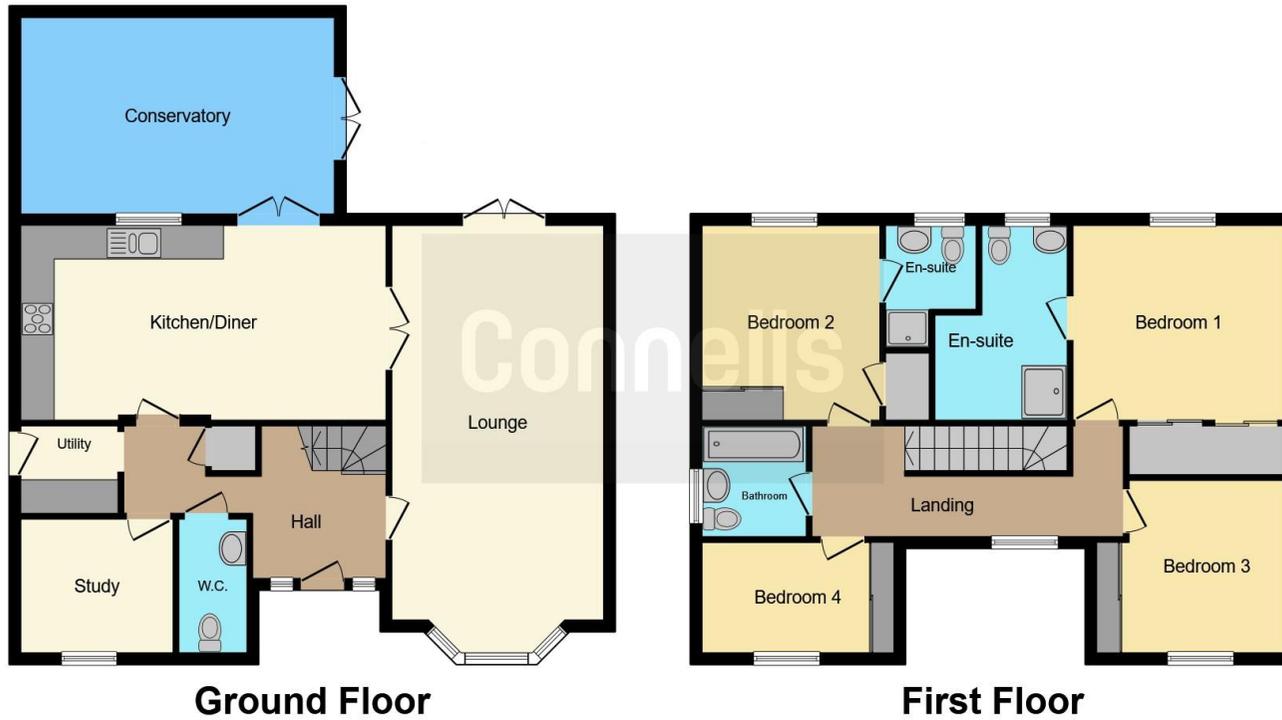
Driveway providing off road parking and access to front door.

Double Garage

17' 11" x 16' 5" (5.46m x 5.00m)

Electric up & over door, electric and loft space.





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: C

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Tenure: Freehold



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