



**Connells**

Bruntingthorpe Way  
Binley Coventry





## Property Description

This beautifully presented extended semi detached family home set in the popular residential area of Binley, being close to local amenities, bus routes and good motorway access. The accommodation briefly comprises: ground floor guest w/c, lounge, fitted kitchen/diner and a utility room. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a landscaped front garden and a rear garden.

### Approach

Double glazed front door.

### Entrance Hall

Stairs to first floor, radiator, laminate flooring.

### Guest W/C

Comprising, toilet, wash hand basin set into vanity unit and extractor fan.

### Lounge

12' 3" x 11' 11" ( 3.73m x 3.63m )  
Double glazed window to the front elevation, radiator and laminate flooring.

### Extended Kitchen/Diner

24' 2" x 18' 6" ( 7.37m x 5.64m )  
Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Freestanding gas oven, integral microwave, integral dishwasher, two radiators, pantry cupboard, tiled flooring, two double glazed skylights, double glazed window to the rear elevation and double glazed patio doors opening onto the rear garden.

### Utility

7' 10" x 4' 4" ( 2.39m x 1.32m )  
Plumbing for washing machine, tiled flooring.

### First Floor Landing

Storage cupboard housing the boiler and doors to;

### Bedroom One

12' 4" x 11' 4" ( 3.76m x 3.45m )  
Double glazed window to the front elevation, fitted wardrobes, laminate flooring and radiator.

### Bedroom Two

11' 7" x 11' 4" ( 3.53m x 3.45m )  
Double glazed window to the rear elevation, laminate flooring and radiator.

### Bedroom Three

8' 4" x 7' 2" ( 2.54m x 2.18m )  
Double glazed window to the front elevation, laminate flooring and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and extractor fan.

## Loft

15' plus recess x 10' 11" ( 4.57m plus recess x 3.33m )

Two double glazed skylight windows, radiator and storage to eaves.

## Outside

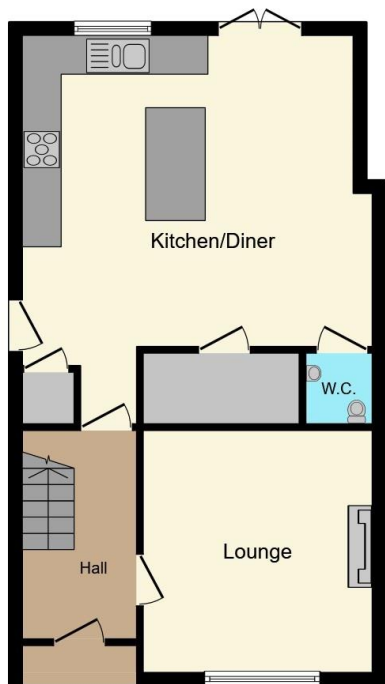
### Front Garden

Landscaped.

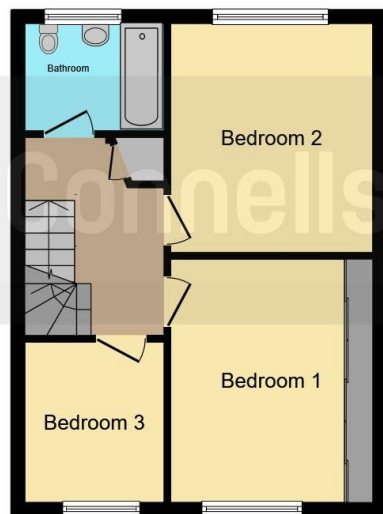
### Rear Garden

Patio area with astro turf, garden shed and an outside bar.

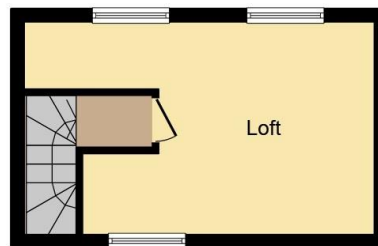




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: COV322178 - 0005