

# 11 Lymington Drive Longford CV6 6TA



SE Properties are delighted to bring to market this stunning three bedroom family home located in the Hawkesbury Village area, just on the outskirts of Coventry.

The ground floor has a good-sized lounge to the front with a fire feature fireplace which flows nicely into the kitchen / diner area to the rear, which has views over the rear garden. Off the entrance hallway there's a W/C to complement the ground floor. Head upstairs to find two double bedrooms and a single bedroom along with the modern family bathroom.

Outside, the private driveway allows private parking, and there is a side entrance that gives access to the rear garden.

Also just minutes to the M6 and A444 network for those that commute and easy access around the city.

**Offer Over £1,100 Per Month**



**SE. Properties**  
EST 1995

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**Important Note:**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very low environmental impact - lower CO <sub>2</sub> emissions	
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

