



Holly Lodge, Nuneaton Road, Mancetter, Warwickshire, CV9 1RF

HOWKINS &  
HARRISON



Holly Lodge,  
Nuneaton Road, Mancetter,  
Warwickshire, CV9 1RF

Guide Price: £679,000

A stunning four bedroom detached residence having exceptionally well presented accommodation throughout, enjoying countryside views and backing onto open fields. Offering over 1740sqft of versatile accommodation, a particular feature of this property is its 30ft sitting room/dining room offering plenty of bright living space with an orchestral bay window overlooking the rear gardens and fields beyond. Elsewhere on the ground floor is a large entrance hall, cloakroom WC, bespoke kitchen/breakfast room with utility room off. To the first floor the main bedroom has a delightful balcony and its own en-suite shower room. There are three further bedrooms, a family bathroom and a built in storage on the landing. The property is approached via driveway leading to a double garage and further parking for several vehicles and a large than average size rear garden.

An early internal viewing is strongly recommended.





## Location

The property is well served by Mancetter with St Peters Church a Post Office, various small stores and within a short walking distance you will find the Coventry Canal and Dobbies Garden Centre. More comprehensive shopping facilities can be found within Atherstone or Nuneaton Town Centres. State schooling can be found within Atherstone and private schooling can be found within Twycross (Twycross House School) and Market Bosworth (Dixie Grammar School). The property is also conveniently located for commuting with easy access to the A5 trunk road leading onto the M42 and midland motorway network. There are main trainline stations at both Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.



## Accommodation Details - Ground Floor

Entry is via a front porch leading into the large entrance hall with staircase rising to the first floor, with Travertine tiled flooring, a store cupboard and a door giving access to a cloakroom WC. To the right is a stunning 30ft dining/family room making this an impressive living space with an attractive fireplace with log burner. It is flooded with natural daylight due to the 10 bespoke windows as well as french doors leading out onto the terrace. Off to the left is the spacious kitchen/breakfast room leading to the side elevation with double glazed doors and utility room. The kitchen area has a range of quality bespoke shaker style fitted units with a fabulous central island incorporating a boiling hot water tap & filter unit, integrated Neff dishwasher, ample preparation space, fitted Smeg gas hob with extractor hood, integrated Neff microwave oven and fitted fridge/freezer. There is a large pantry cupboard and a "Sonos" sound system throughout the ground floor. With plantation style fitted blinds to the front elevation, the kitchen also boasts an impressive vaulted ceiling and apex window allowing an abundance of natural light together with ceiling and pendant lighting.

## First Floor

The staircase rises to a large first floor landing which has a range of built in cupboards and doors leading off to:- the main bedroom having sky light window, double glazed French doors leading to a large balcony with views over the rear gardens and fields beyond and access into its own en suite shower room, with sky light window and complementary tiling. This room also has the Sonos sound system connected. There are three further good size bedrooms and a luxury family bathroom with roll top bath and a separate shower cubicle, complementary tiled walls and flooring and sky light window.











## Outside

Externally to the front of the property is a large driveway providing ample parking leading to a double detached garage with boarded loft space. There is a delightful larger than average easy to maintain rear garden and a large paved patio, all backing onto open fields.



## Features

- Stunning detached residence with countryside views
- Impressive sitting/dining room
- Bespoke kitchen/breakfast room with utility
- Four bedrooms, master with balcony to the rear
- En-suite shower room and family bathroom
- Generous driveway and detached double garage
- Ideal for commuters, close to main road network
- Sonos sound system throughout the ground floor and main bedroom
- Viewing is highly recommended







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

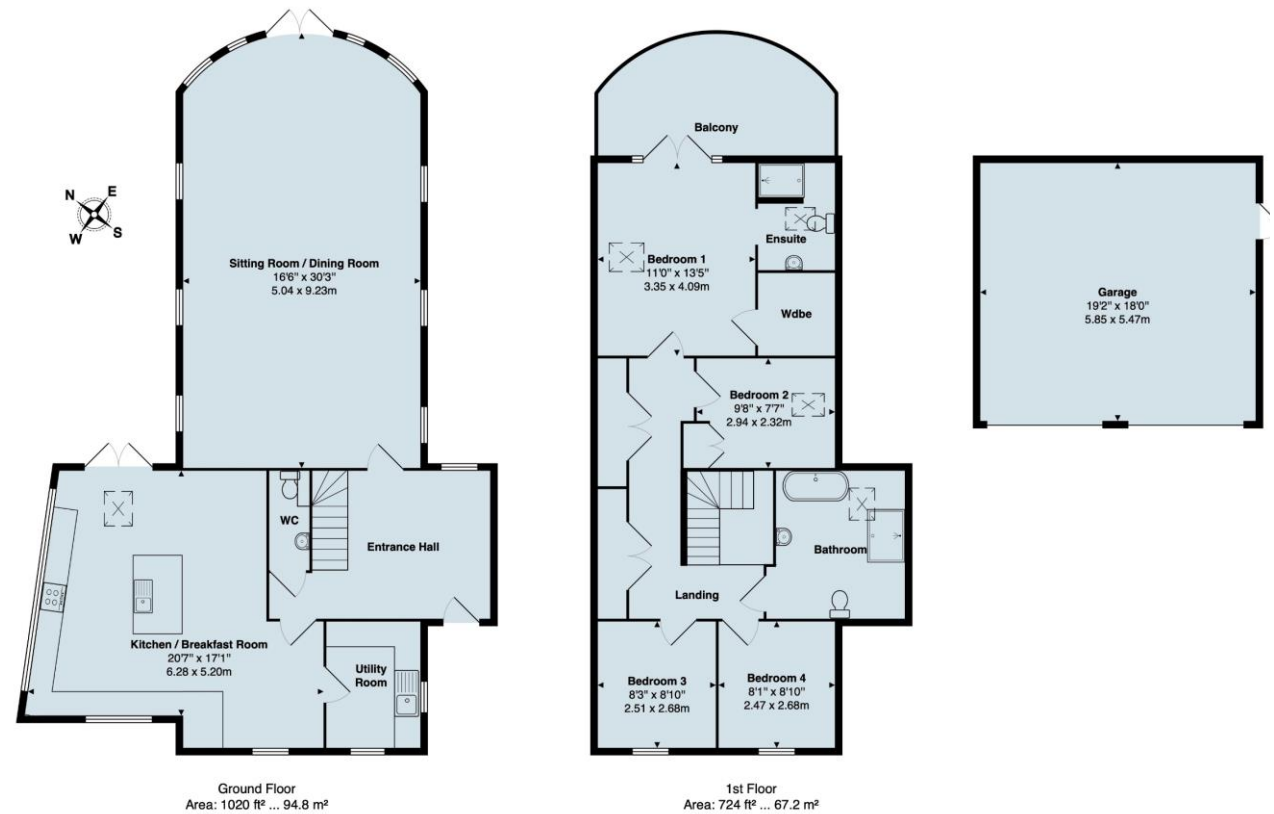
## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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