



Joseph Luckman Road,
Offers In Excess Of £255,000



Reeds Rains

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Joseph Luckman Road, Bedworth, Warwickshire

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****IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME**** Reeds Rains are very pleased to offer this spacious and particularly well presented Link-Detached residence. Situated in a well established location the property offers well planned accommodation briefly comprising : Entrance hall, re-fitted Shower room/WC, Lounge, Dining room, re-fitted Breakfast Kitchen and Utility room. On the first floor there are four Bedrooms and a re-fitted Bathroom/WC. The property benefits from a gas central heating system and double glazed windows. Outside offers gardens to front and rear, with a driveway providing ample off-street parking and direct access to a good size garage. Early viewing comes highly recommended. EPC RATING = D

GROUND FLOOR

ENTRANCE HALL

Having direct access via front entrance door, central heating radiator, engineered hard wood flooring and doors leading to :

SHOWER ROOM/WC

Fitted with shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail, ceramic tiled flooring and extractor fan.

LOUNGE

4.32m x 3.62m (into alcove) (14'2" x 11'11" (into alcove))

Having feature Log burner effect electric fire, central heating radiator, engineered hard wood flooring, double glazed bay window to front and doorway leading to :

DINING ROOM

3.56m (max over stairs) x 3.53m (11'8" (max over stairs) x 11'7")

Having central heating radiator, stairs rising to first floor landing, engineered hard wood flooring, double glazed window to rear, double glazed door to rear and door leading to :

KITCHEN/BREAKFAST ROOM

5.92m (max) x 2.46m (19'5" (max) x 8'1")

Fitted with a matching range of base and eye-level units with Solid Oak work surfaces over, space for range cooker, Belfast sink with mixer tap and tiling to splash-back. Integrated tall Fridge and integrated tall Freezer, integrated dishwasher. Double glazed window to rear elevation, central heating radiator, under stairs storage cupboard, ceramic tiled flooring and doorway to :

UTILITY ROOM

3.05m x 2.38m (10'0" x 7'10")

Fitted with a matching range of base and eye-level units with work surfaces over, Belfast sink with mixer tap and tiling to splash-back area, space for automatic washing machine and tumble dryer, ceramic tiled flooring, double glazed window and door to rear. Door to garage.

FIRST FLOOR

LANDING

Offering access to roof-space, airing cupboard and doors leading to :

BEDROOM 1

3.73m x 3.41m (12'3" x 11'2")

Having built in wardrobes, central heating radiator and double glazed window to front.

BEDROOM 2

3.44m x 2.63m (11'4" x 8'8")

Having central heating radiator, built in shelving and double glazed window to rear.

BEDROOM 3

2.77m x 2.62m (9'1" x 8'7")

Having central heating radiator and double glazed window to front.

BEDROOM 4

2.60m x 2.21m (max) (8'6" x 7'3" (max))

Having central heating radiator and double glazed window to rear.

BATHROOM/WC

Fitted with panelled bath having shower over, pedestal wash hand basin, low-level WC, heated towel rail , Laminate flooring and double glazed window to side.

OUTSIDE

FRONT GARDEN

Laid to lawn with established borders.

DRIVEWAY

Offering ample off-street parking and direct access to :

GARAGE

7.10m x 2.56m (23'4" x 8'5")

With up and over door, wall-mounted central heating boiler and lighting.

REAR GARDEN

Mainly laid to lawn with established borders, paved patio area and enclosed fencing.

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



