

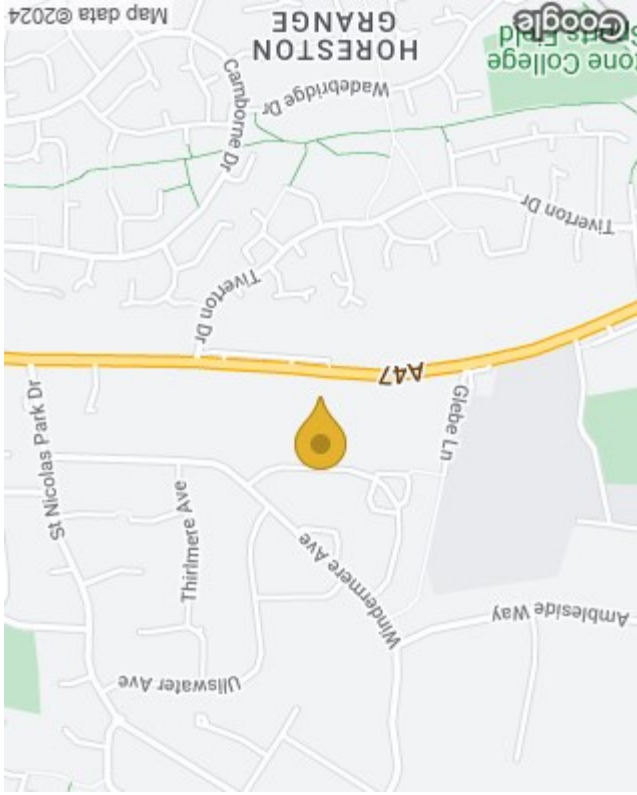
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

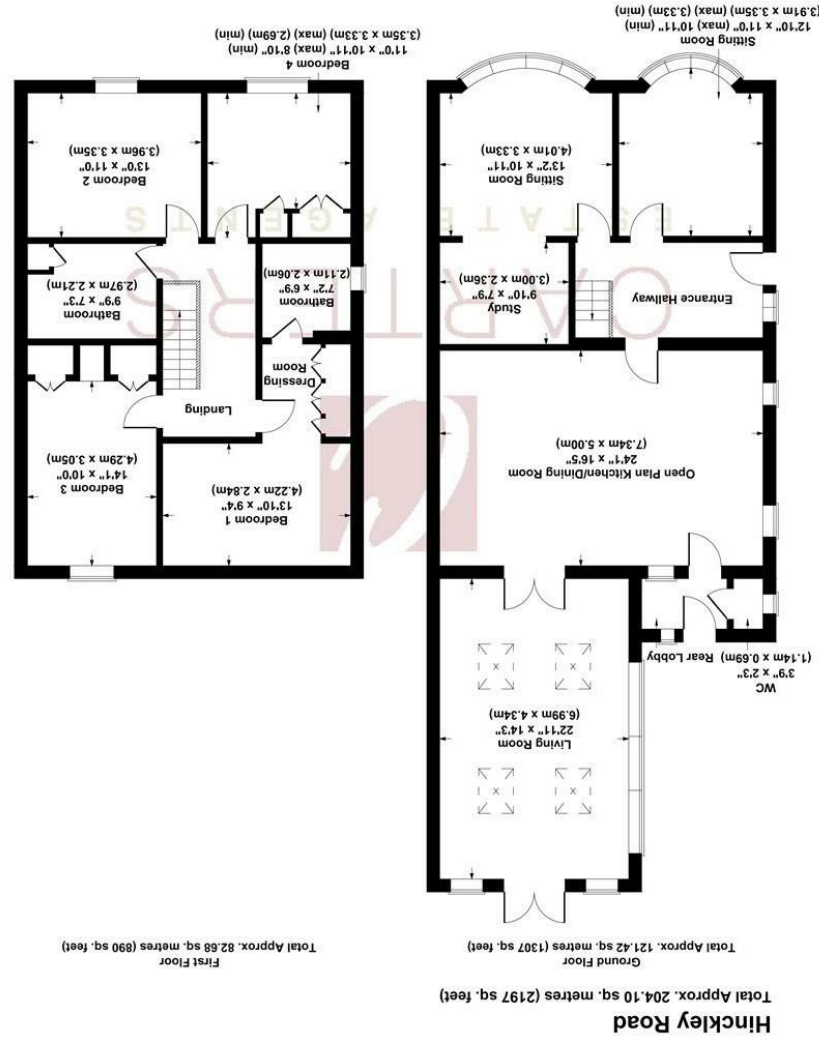
England & Wales	
EU Directive 2002/91/EC	Current Rating
(92 plus)	A
(61-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

Energy Efficiency Rating Graph



Area Map



Floor Plan



158 Hinckley Road  
 Nuneaton, CV11 6LP  
 £630,000



158 Hinckley Road

Nuneaton, CV11 6LP

\*OUTSTANDING CHARACTER RESIDENCE\*  
STUNNING GARDEN IN EXCESS OF 150 FT\*

A truly unique opportunity to acquire this imposing four bedroom double fronted detached property located on this highly desirable and well regarded thoroughfare. In close proximity to local amenities, the town centre and highly desirable schooling. A truly stunning character property that is set back nicely from the road, sheltered by a feature wall and wrought iron gates. These distinguishing characteristics create an impressive frontage which oozes kerb appeal. The current owners have extended, improved and maintained their property to a high standard, making this the perfect family home with exceptionally spacious accommodation.

The accommodation comprises a side entrance hall with doors leading to two separate reception rooms to the front with feature bay windows, spacious open plan kitchen dining with a range of wall and base units with an integrated appliances to include double oven, hob, dishwasher, two fridges and a freezer. There is a feature fire place housing a gas fire, large space for dining and double doors opening on to a stunning living room with vaulted ceiling and sky lights with French doors leading to the garden.

To the first floor there are four generous size bedrooms, accessed off a fabulous galleried landing, the principal bedroom has a dressing area with fitted wardrobes and an en-suite bathroom with white suite, additionally there is a modern family bathroom with white three piece suite and shower unit with a top of the range mains digital valve shower.

Outside to the front there is a large driveway providing parking for numerous vehicles enclosed with a feature wall and wrought iron gates, there is gated side access, detached garage currently used as a gym with WC and a separate utility room with stairs to storage area.

