

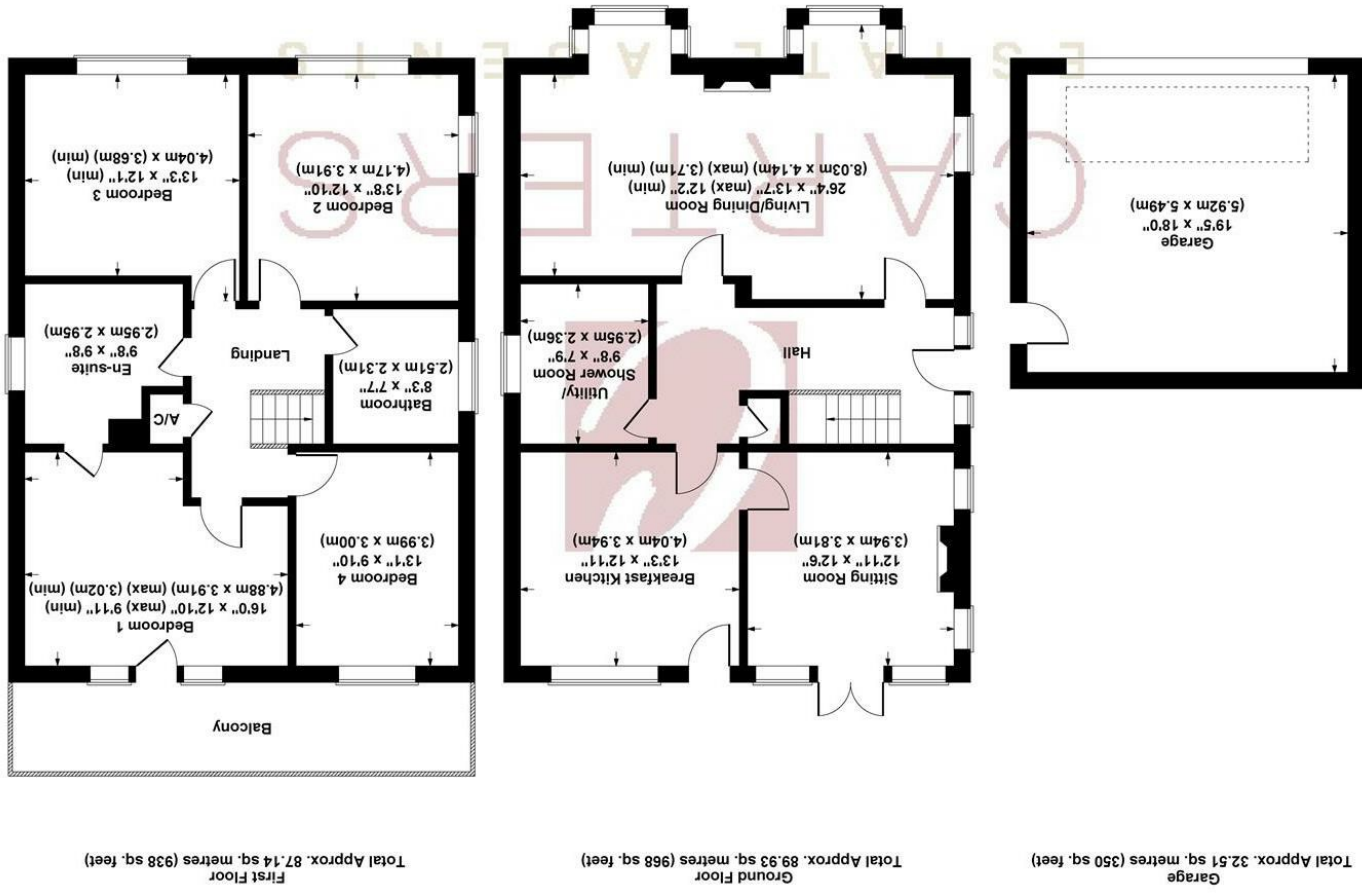


238 The Long Shoot  
 Nuneaton, CV11 6JN  
 £650,000

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Floor Plan

**238 The Longshoot**  
 Total Approx. 209.58 sq. metres (2256 sq. feet)

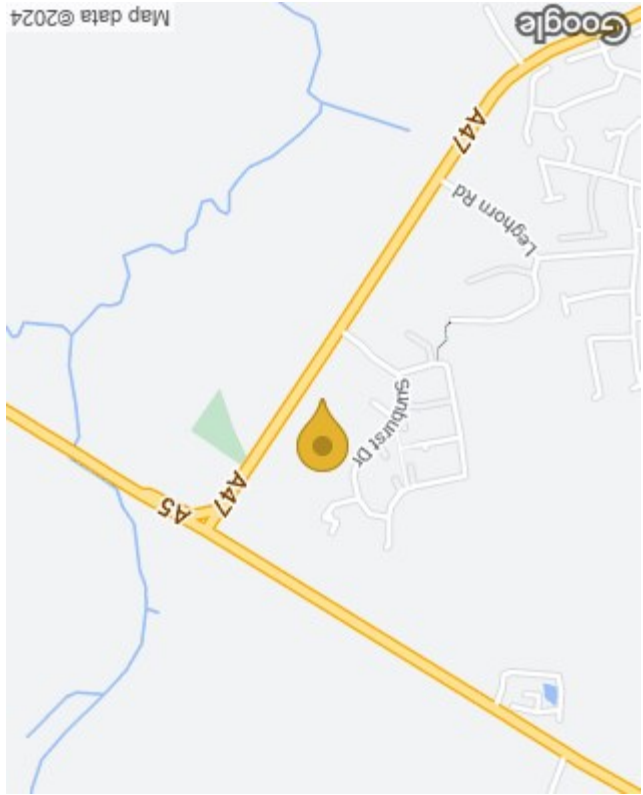
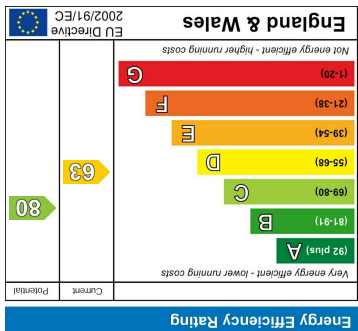


Not to Scale. Produced by The Plan Portal 2024  
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Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Area Map



## 238 The Long Shoot

Nuneaton, CV11 6JN

Presenting a truly captivating detached family home brimming with character and charm, situated on an expansive plot spanning just under half an acre. This double-fronted property exudes immense kerb appeal and offers vast potential for expansion or development, subject to planning permission. Nestled along the prestigious Long Shoot, renowned for its individual and unique residences, this home is conveniently located near local amenities, excellent road networks, and esteemed schools such as Higham Lane.

Upon entry, a welcoming hallway greets you, adorned with an impressive staircase and granting access to the double fronted living dining room at the front elevation. This inviting space features matching bay windows and a striking multi-fuel stove centerpiece, adding warmth and character. Continuing through the hallway leads to the spacious breakfast kitchen, boasting a range of fitted units and an island with a breakfast bar. Integrated appliances, including a double Neff oven, gas hob, and dishwasher, enhance functionality. Convenient access to the rear garden patio is provided, along with a separate sitting room boasting a feature fireplace with a gas fire and French doors leading to the patio, ideal for summer



gatherings. Additionally, a Utility/Shower room with units and plumbing for a washing machine, along with a shower unit with an electric shower, and a guest cloak/WC offer practicality and convenience.

Ascending to the first floor reveals four double bedrooms, two positioned to the front and two to the rear elevations. The principal bedroom to the rear boasts modern fitted wardrobes and an en-suite, fully modernised with a double walk-in shower unit and mains shower. A full-width balcony accessible from the main bedroom offers impressive views over the garden, providing a tranquil retreat for relaxation.

