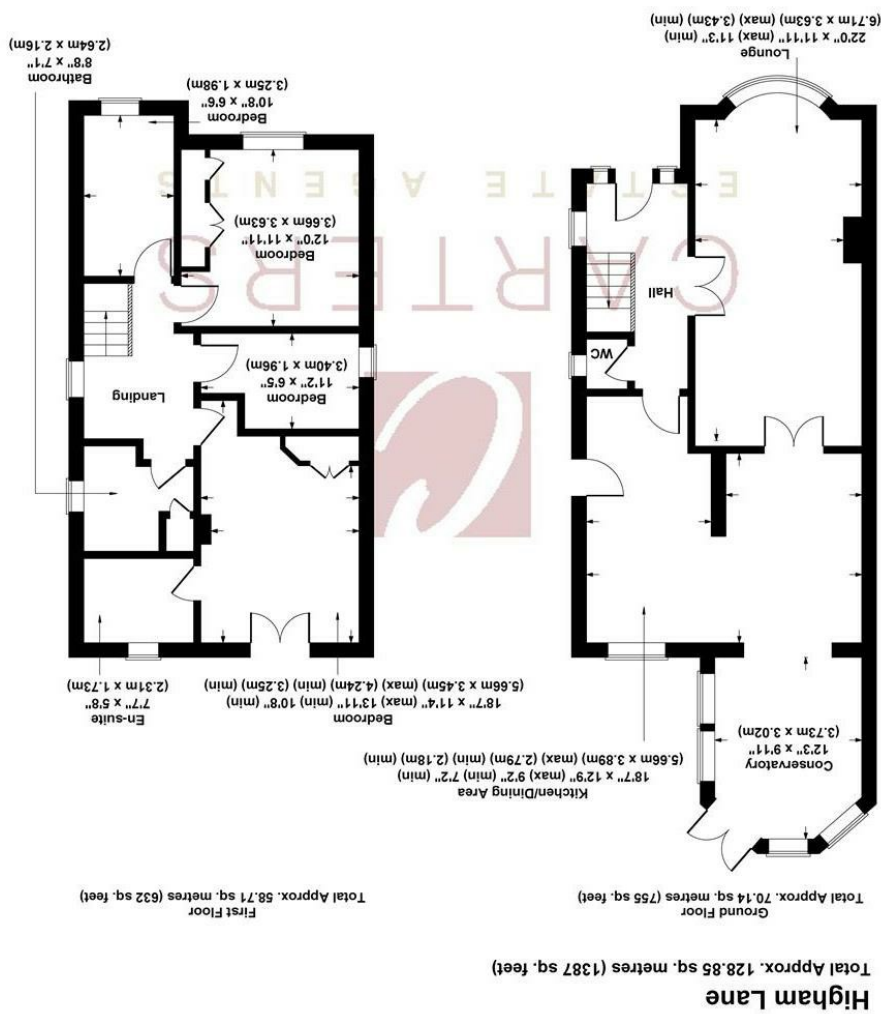


238 Higham Lane  
Nuneaton, CV11 6AR  
£490,000

4 2 2 D

Floor Plan

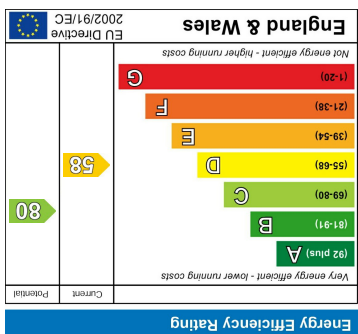


Higham Lane  
Total Approx. 128.55 sq. metres (1387 sq. feet)

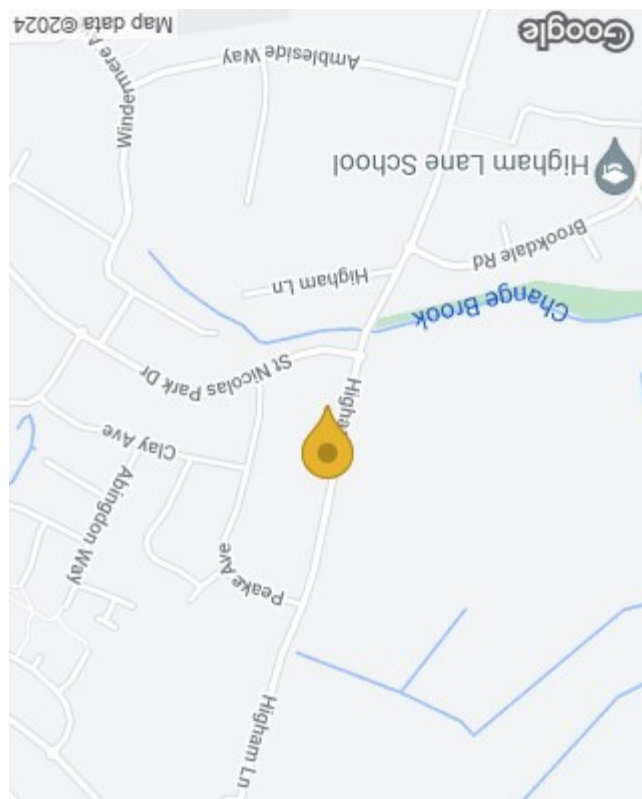
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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

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.



Energy Efficiency Graph



Area Map

238 Higham Lane  
Nuneaton, CV11 6AR

Positioned along the prestigious Higham Lane, this detached character residence presents an exceptional opportunity for families seeking a prime location. With its stunning, generously sized garden and proximity to the coveted catchment area for Higham Lane and other esteemed schools, this well-maintained home offers an ideal setting for family life.

Extended to the rear, this property offers spacious and versatile accommodation, perfectly suited to modern family living. Upon entry, a welcoming hallway leads to a spacious living room with a bay window at the front, seamlessly connected to the dining area via an archway. This open-plan layout creates a vast space, perfect for family gatherings and entertaining.

The modern kitchen boasts a range of units and fully integrated appliances, including two ovens, hob, extractor, warming drawer, microwave, dishwasher, tumble dryer, and washing machine. Beyond the kitchen, a delightful conservatory/sitting room provides panoramic garden views, offering a tranquil retreat.

Upstairs, four generous bedrooms await, each providing ample space and comfort. The principal bedroom, situated at the rear,



features a Juliet balcony with captivating garden views, along with fitted wardrobes and a luxurious en-suite. Three additional bedrooms, one with fitted wardrobes, and a family bathroom complete the first floor.

