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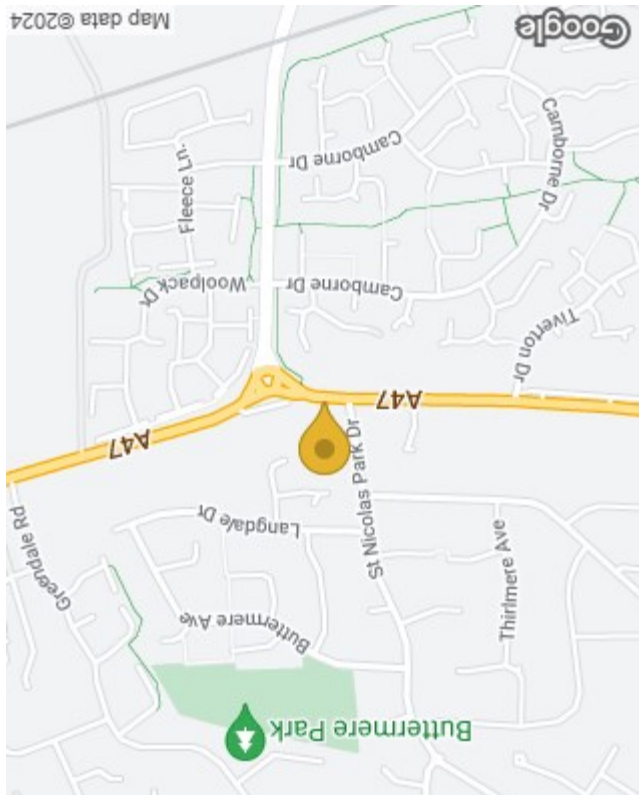
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

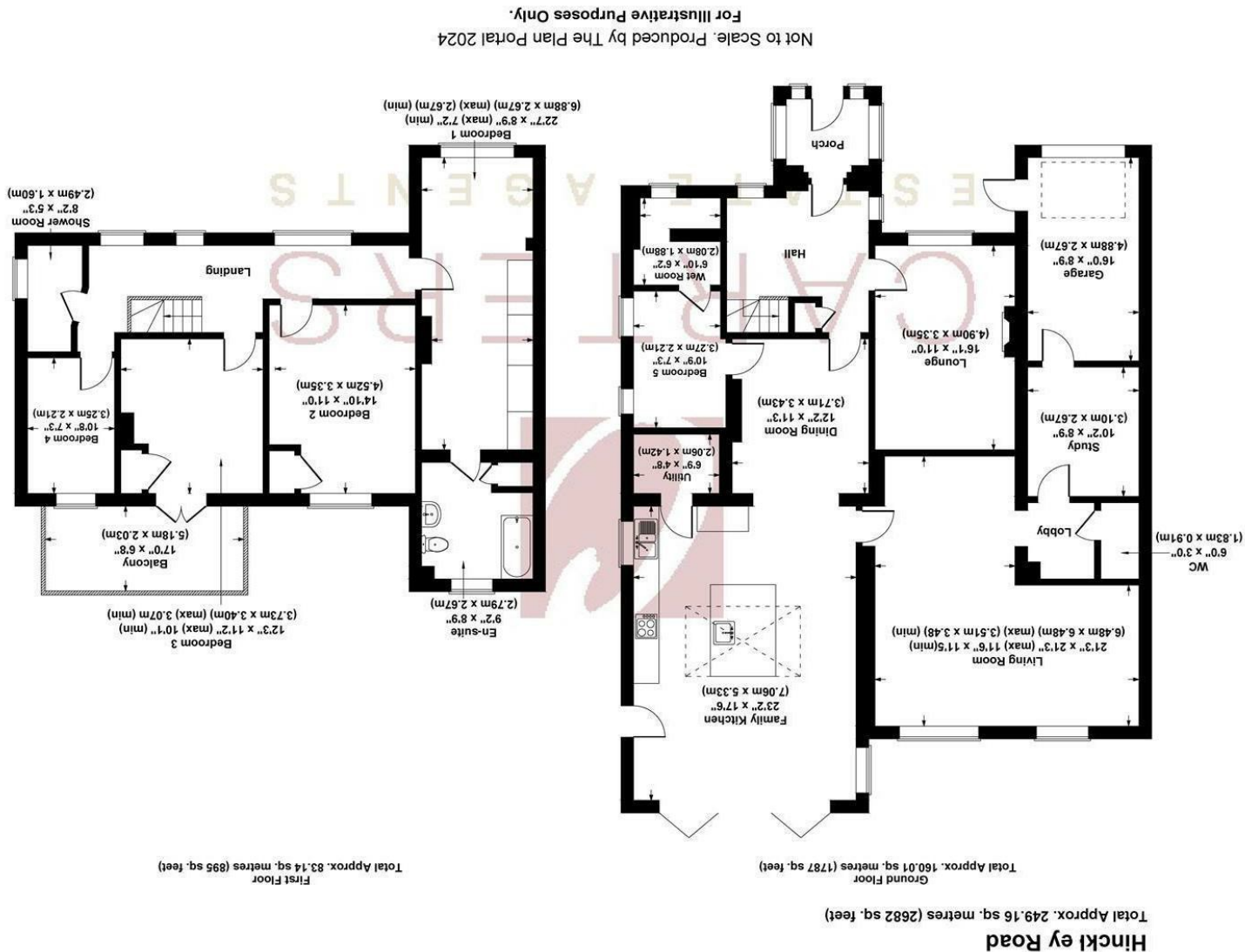
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan



250 Hinckley Road
 Nuneaton, CV11 6LN

Offers Over £700,000



250 Hinckley Road

Nuneaton, CV11 6LN

Nestled along the prestigious thoroughfare, yet discreetly tucked away on a private slip road, stands this remarkable family home exuding grandeur and elegance. Behind private gated access and a spacious frontage, this property epitomises exclusivity in a prime location. Plus, available without the burden of an onwards chain, this is an exceptional opportunity to acquire one of the standout properties in the area.

Considerably extended and improved by the current owners, this home boasts a stunning open-plan kitchen dining room with feature sky lantern and bi-folds. There is also the option for an additional bedroom on the ground floor, currently utilised as a home gym, equipped with a wet room.

The superb private garden is perfect for outdoor enjoyment, and residents have easy access to acclaimed schools like Higham Lane, local shops, amenities, and excellent transport links.

Upon entering through the oak porch, a welcoming hallway leads to the delightful sitting room at the front elevation. The stunning open-plan kitchen dining area is a chef's dream, boasting a plethora of high-end integrated appliances including Deditrich ovens, a 5-gas ring hob, extractor, and



dishwasher. The centrepiece island offers convenient breakfast seating and houses a sink with incinerator. A sky lantern bathes the area in natural light, leading seamlessly to a seating area with bifolds opening to the garden for summer entertaining. Underfloor heating ensures comfort, while the adjacent utility room that hosts a water softener system for the property that provides practicality. The main living room overlooks the garden, accompanied by a study/home office and guests cloak/WC. Additionally, a fifth bedroom/playroom offers flexibility with direct access to a wet room featuring a two-piece suite and walk-in shower.

