

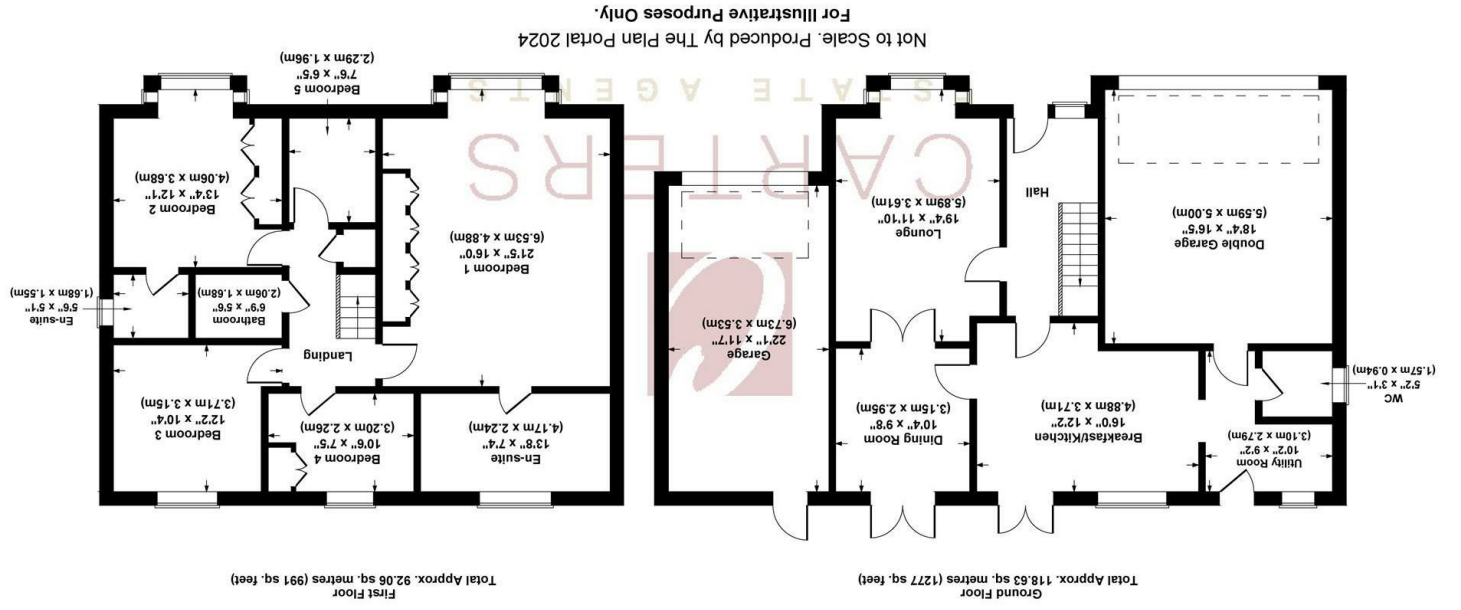
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

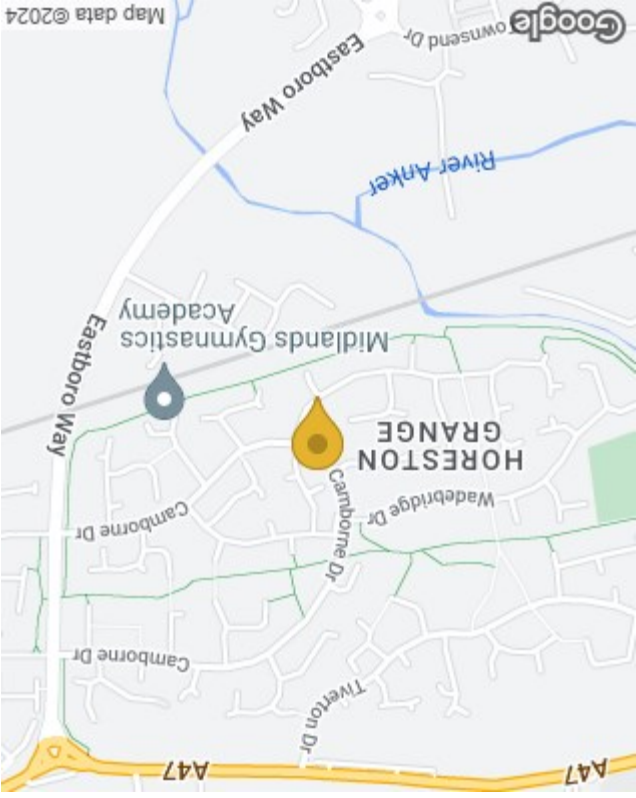
England & Wales	
EU Directive 2002/91/EC	Current Rating
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A+
(91-100)	A++

Very energy efficient - lower running costs
 Current Rating: 80
 Not energy efficient - higher running costs

Energy Efficiency Graph



Floor Plan



Area Map



25 Launceston Drive
 Nuneaton, CV11 6FT
 £475,000

5 3 2 D

25 Launceston Drive

Nuneaton, CV11 6FT

****COMMANDING CORNER PLOT**EXTENSIVELY EXTENDED**NO UPWARD CHAIN****

Carters proudly present this exceptional, meticulously maintained, extremely spacious and generously extended five-bedroom detached family residence, commanding a prominent corner plot within the esteemed Horeston Grange development. Nestled conveniently close to local amenities and the A5, offering seamless access to the Midlands via the M69 and M42 motorways, this property epitomises luxury living in a sought-after location.

Upon arrival, a grand in-and-out driveway leads to both a double and a single garages, setting the stage for the elegance within. Step through the front entrance door into a welcoming entrance hallway, introducing the residence's warm ambiance. The front aspect unveils a spacious lounge, adorned with a bay window overlooking the front elevation, while double doors open into a separate dining room, connecting seamlessly to the rear patio through French-style double doors.

At the heart of the ground floor lies a n expansive open-plan breakfast/kitchen area, with



country-style units complemented by contrasting work surfaces. A haven for culinary enthusiasts, this space transitions effortlessly to the outdoor patio via double French doors. Completing this level, a convenient utility room and guest WC offer practicality without compromising on style.

Ascending to the first floor reveals an impressive main bedroom, boasting an array of built-in wardrobes and an en-suite exuding luxury with its four-piece bathroom suite, featuring a freestanding rolled-top bath with decorative feet and separate shower cubicle. Bedroom two impresses with its built-in furnishings and recently refurbished en-suite, showcasing contemporary elegance. Three additional bedrooms and a family bathroom provide ample accommodation on this level.

