

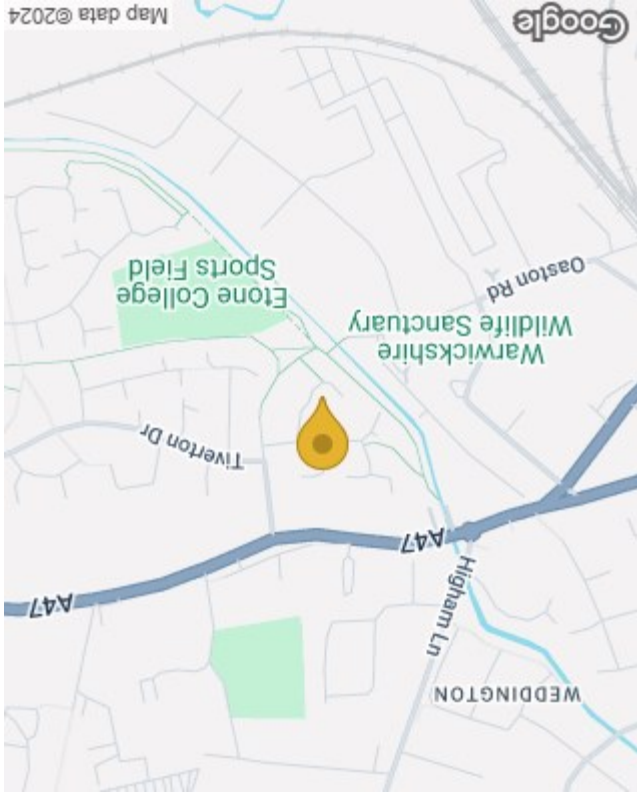
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

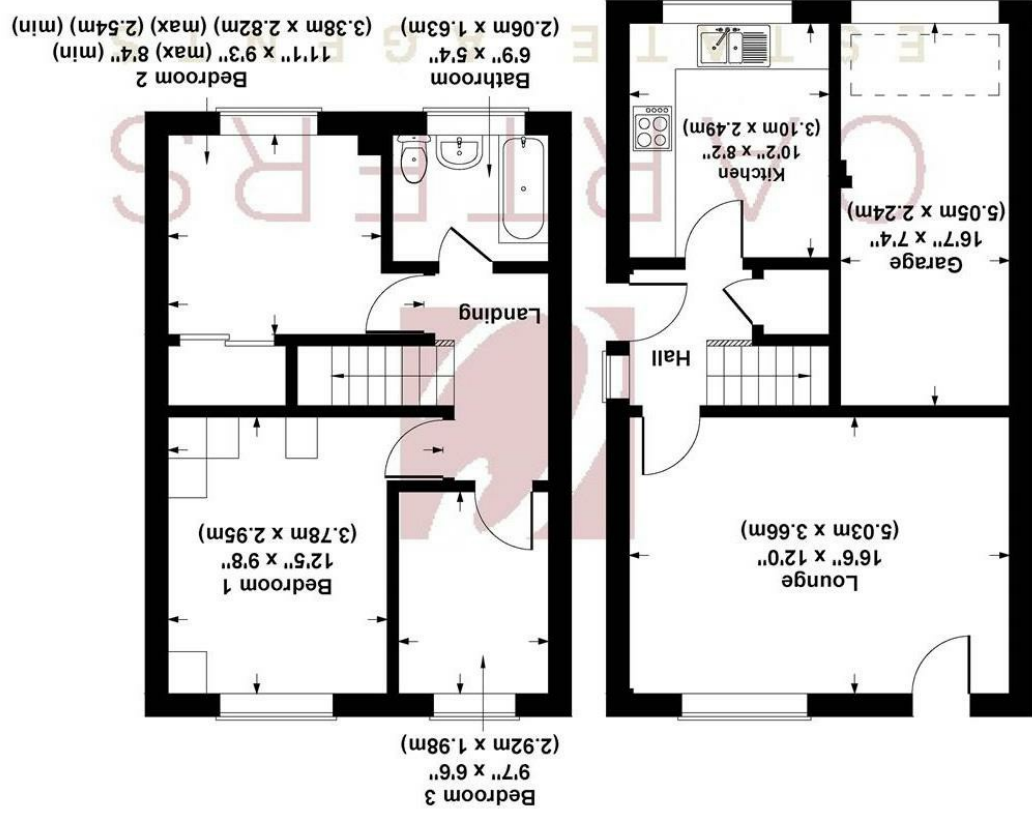
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map

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



Approximate Area = 746 sq ft / 69.3 sq m
 Garage = 122 sq ft / 11.3 sq m
 Total = 868 sq ft / 80.6 sq m

Lynmouth Close

Floor Plan



27 Lynmouth Close
 Nuneaton, CV11 6YD
 Asking Price £260,000

3 Bedrooms, 1 Bathroom, 1 Living Room, Council Tax Band D

27 Lynmouth Close

Nuneaton, CV11 6YD

****NO UPWARD CHAIN** POPULAR LOCATION****

Conveniently positioned in this secluded cul-de-sac within the coveted Horeston Grange development, this meticulously presented three-bedroom link detached property offers an enticing prospect for first-time buyers or smaller families seeking a comfortable and stylish home.

Stepping through the entrance hall, adorned with a convenient storage cupboard, you're greeted by the modern allure of the kitchen. Adorned with sleek gloss units and equipped with integrated appliances including a double oven, extractor, fridge, and freezer, this culinary space is both functional and elegant, complemented by its tiled flooring.

Venturing further, the living dining room awaits, boasting the warmth of engineered oak flooring and providing seamless access to the outdoor oasis beyond through a rear door, ideal for entertaining or relaxing in the fresh air.

Ascending to the first floor reveals two generously sized double bedrooms, each offering ample storage solutions with built-in wardrobes. The front-facing bedroom exudes elegance, while the rear bedroom boasts a range of contemporary gloss fitted



wardrobes, ensuring style meets functionality. Completing this level is a cozy single bedroom, perfectly suited as a child's room or home office.

The main family bathroom features a pristine white suite complete with a luxurious roll-top freestanding bath, mixer tap, and shower attachment, all set amidst tasteful tiled surrounds, offering a serene escape from the hustle and bustle of daily life.

Outside, the property impresses with a block-paved driveway accommodating up to three vehicles, leading to a single garage, providing ample space for both parking and storage. The paved pathway extends gracefully to the side and rear of the property, granting access to the meticulously landscaped rear garden.

