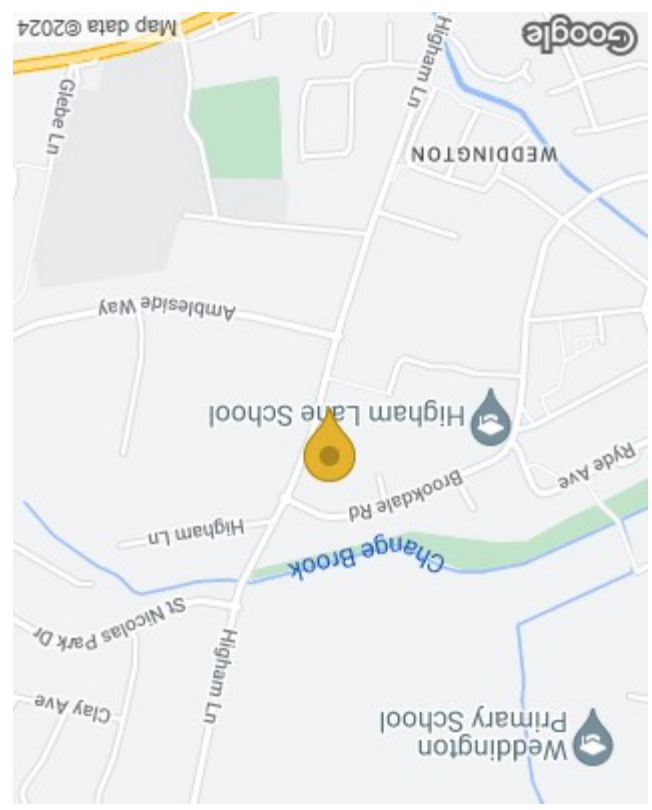
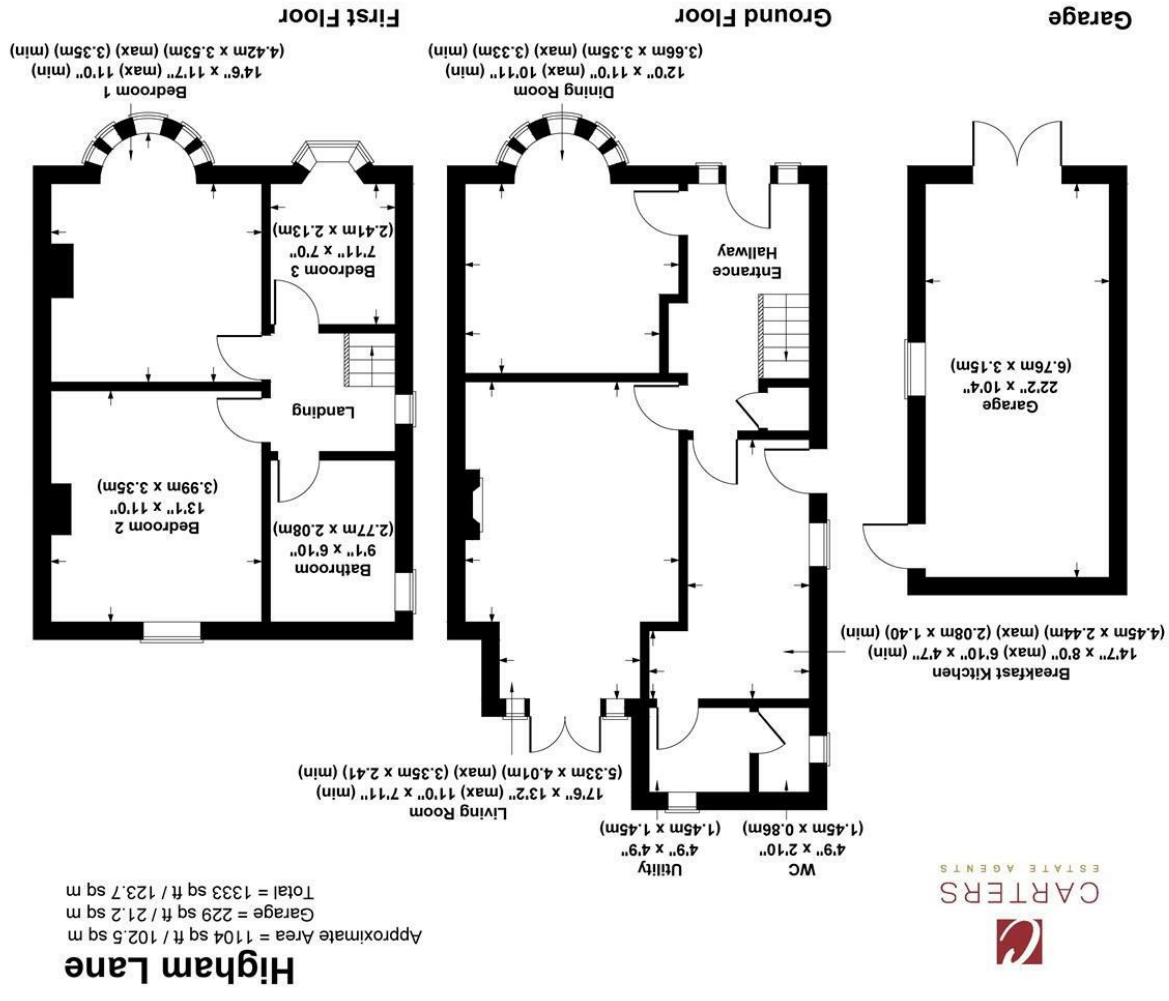




153 Higham Lane
Nuneaton, CV11 6AN
£340,000

3 1 2 D

Floor Plan



Area Map

Energy Efficiency Rating

Rating	Very energy efficient - lower running costs	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph

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

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

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.

153 Higham Lane
Nuneaton, CV11 6AN

Presenting this charming and impeccably maintained double-bayed traditional semi-detached property, ideally situated on a popular thoroughfare close to numerous local shops and amenities. Boasting ample parking, a delightful garden, and located within the catchment area for Higham Lane School, this property is the ideal family home.

Upon entering, you're welcomed by a spacious entrance hallway leading to two reception rooms. The front room, with a bay window, serves as a dining room, while the rear room, extended with a bay and French doors to the garden, functions as a living room. A feature stone fireplace adds character to the living space. The breakfast kitchen offers a range of fitted units with wooden worktops and integrated appliances, including a double oven, gas hob, extractor, and fridge. A convenient breakfast bar provides seating, with side door access to the utility room, equipped with plumbing for a washing machine, and a guests cloak/WC with a white suite.

Ascending to the first floor, you'll find three well-appointed bedrooms, two of which are double in size, situated to the front and rear elevations, with the third bedroom being a single. These bedrooms share a modern family-sized bathroom comprising a



white three-piece suite with a p-shaped bath and mains shower, fully tiled floors, and walls.

Outside, the property features a block-paved driveway providing parking for numerous vehicles, with gated access extending to the rear and leading to a detached garage (22ft2 x 10ft4). The rear garden is beautifully landscaped with a mixture of lawn, shrub, and flowered borders. A paved patio area offers space for outdoor entertaining, with a personal door providing access to the garage. The property enjoys privacy as it is not directly overlooked, with Higham Lane grounds behind.

Viewing of this exceptional property is highly recommended to fully appreciate its charm and potential.

