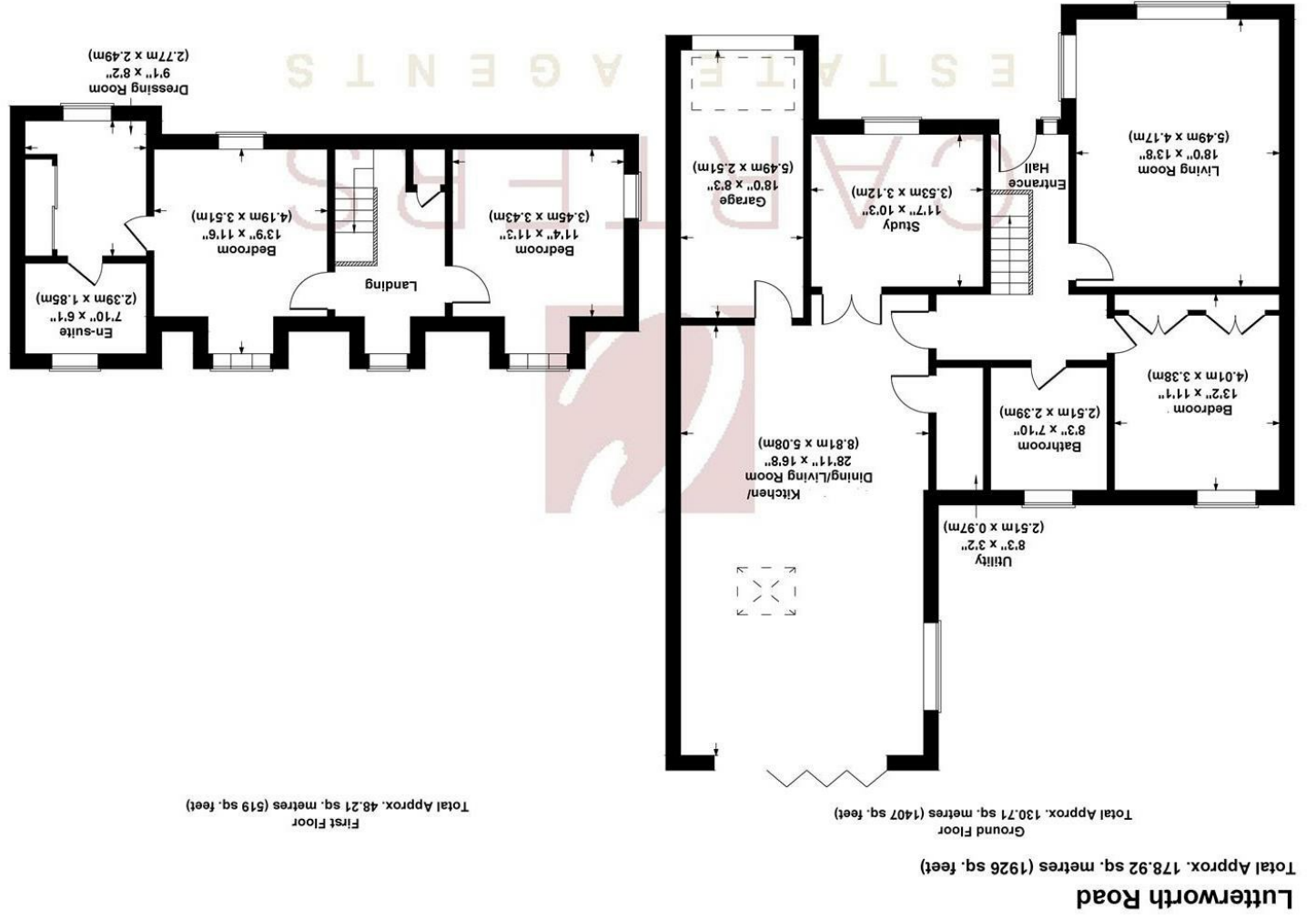


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

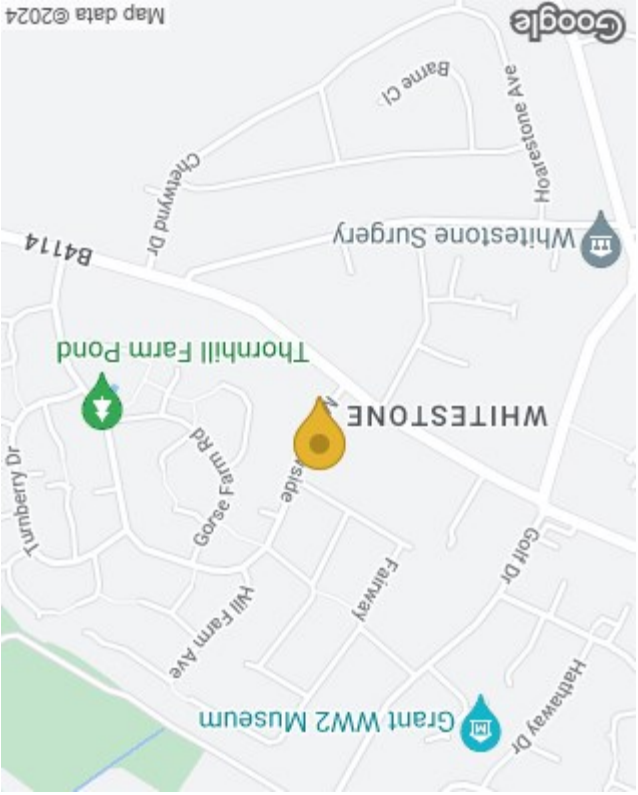
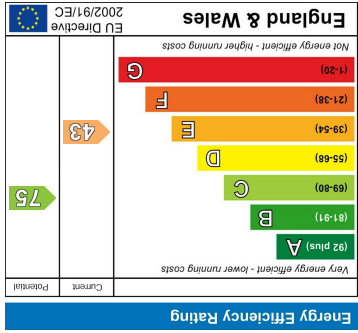
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2023
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Floor Plan

Energy Efficiency Graph



Area Map



CARTERS
 ESTATE AGENTS

252 Lutterworth Road
 Nuneaton, CV11 6PQ
 Offers Over £700,000

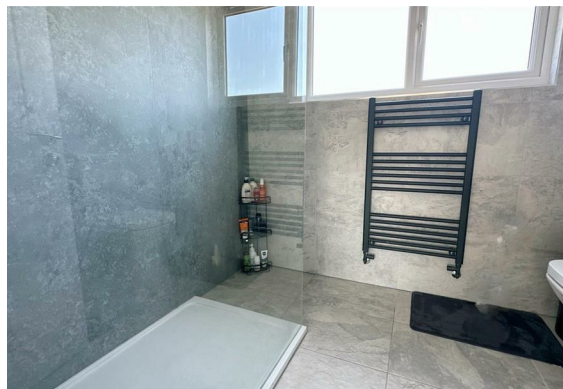


252 Lutterworth Road
Nuneaton, CV11 6PQ

Welcome to this extraordinary three-bedroom detached dormer bungalow, set on a prestigious and highly sought-after thoroughfare. Recently extended and fully renovated by the current owners to an exceptional standard, this property features comprehensive upgrades including rewiring, new plastering throughout, a brand-new kitchen and bathrooms, replacement windows, a new boiler (installed in 2021), and completely refreshed internal and external decor, complemented by a beautifully landscaped garden.

As you enter, a spacious and inviting hallway leads you through the thoughtfully designed layout. The bright living room offers a welcoming space for relaxation. Adjacent to the hallway, the ground floor double bedroom is equipped with fitted wardrobes. The luxurious bathroom on this level features a sleek white three-piece suite with a mains rainfall shower and fully tiled surrounds. An additional room serves as a flexible study or an extra bedroom, ideal for a home office or guest accommodation.

The heart of the home is the spectacular open-plan kitchen, dining, and living area. This space exudes contemporary elegance, highlighted by a sky lantern that bathes the area in natural light and bifold doors that seamlessly open to the garden. The kitchen is a chef's dream, fitted with modern wall and base units, a large kitchen island with seating, and high-end integrated appliances including



a double oven, hob, extractor, and dishwasher. Underfloor heating adds a touch of luxury, while a utility area provides additional convenience with plumbing for a washing machine.

Upstairs, the first-floor landing leads to the principal bedroom, currently occupied by the owners' eldest son, is a spacious retreat featuring a separate dressing room with fitted wardrobes and a luxurious en-suite bathroom with a walk-in shower, mains rainfall shower, and a stylish two-piece suite. Another double bedroom on this floor offers generous space and excellent eaves storage.

