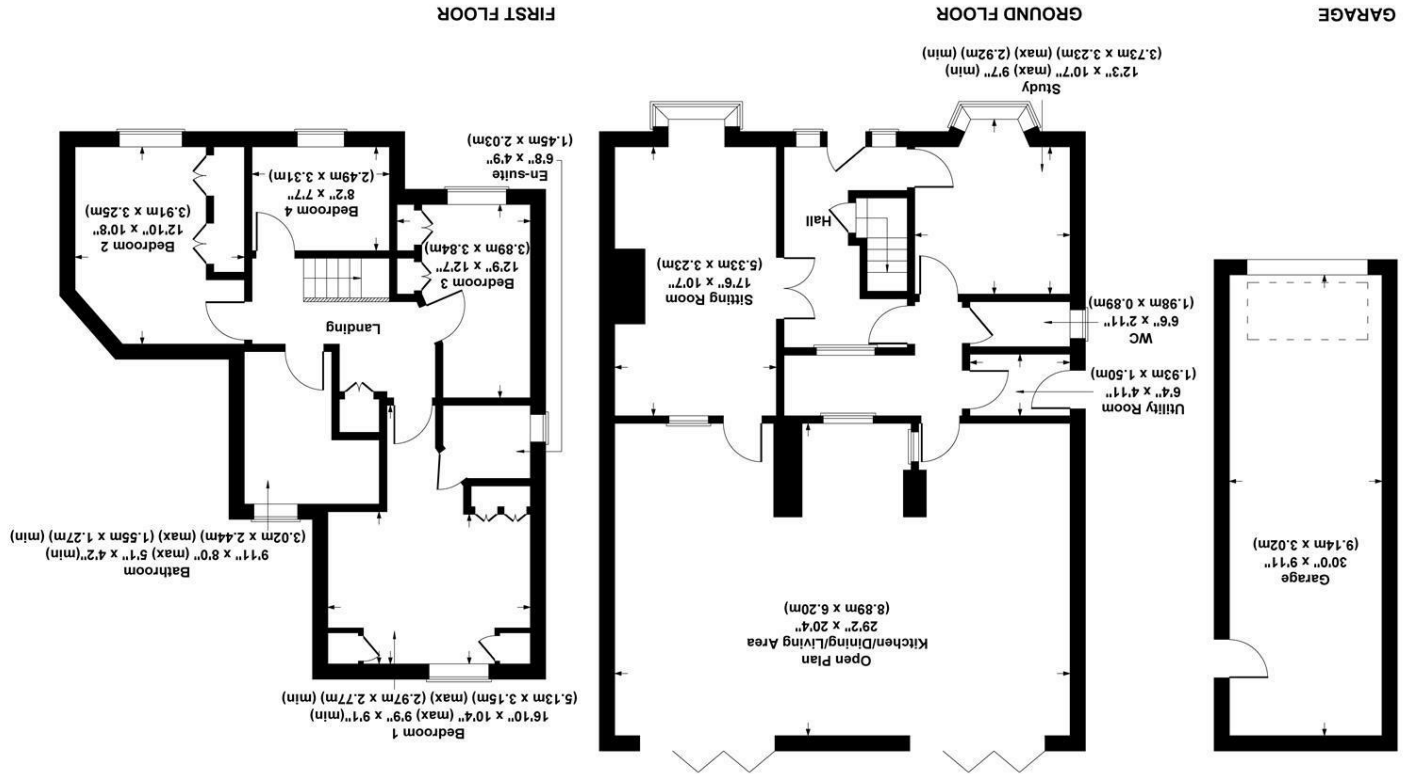


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2024



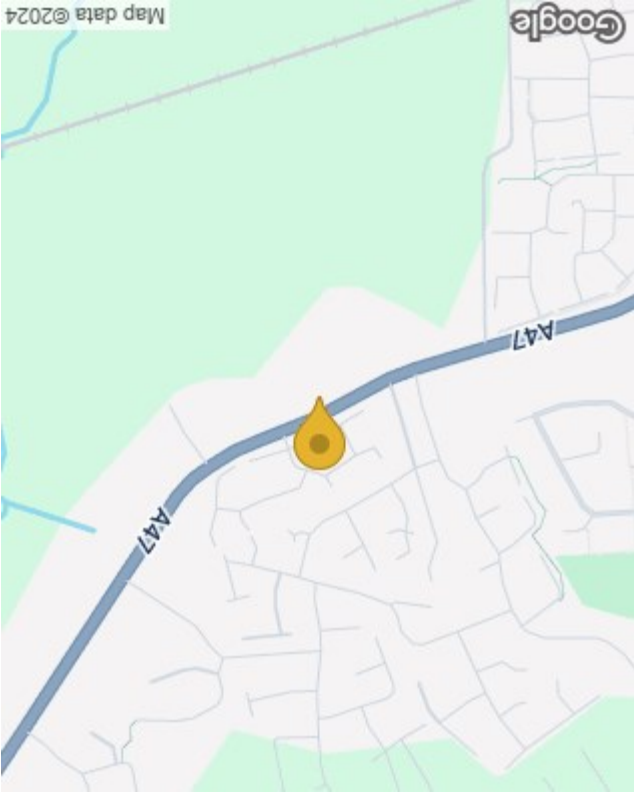
The Longshoot
 Approximate Area = 1818 sq ft / 168.8 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 2116 sq ft / 196.5 sq m



Floor Plan

| England & Wales | |
|-------------------------|---|
| EU Directive 2002/91/EC | Current |
| A (92 plus) | Very energy efficient - lower running costs |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | Not energy efficient - higher running costs |

Energy Efficiency Graph



Area Map



29 The Long Shoot
 Nuneaton, CV11 6JG
 £595,000

29 The Long Shoot

Nuneaton, CV11 6JG

An impressive and distinctive traditional semi-detached property, this home is located on one of the most desirable thoroughfares in Nuneaton. Extended and modernised by the current owners, it retains its charming character with original features, high ceilings, panelled walls, and a spectacular south-facing garden. This property presents a fantastic opportunity for discerning buyers seeking a superb family home.

Set back from the main road, the house boasts excellent kerb appeal with a large driveway offering ample parking and potential for further development (subject to consents). The property features a stunning 29 ft open-plan kitchen, dining, and living area, enhanced by two sets of bi-fold doors that open onto the garden, creating an exceptional indoor-outdoor living experience.

Upon entering the property, steps lead to an elegantly designed entrance, opening into the main hallway where an oak staircase and double doors welcome you. The sitting room, with its square bay window to the front elevation and wooden fireplace housing a gas stove, provides a cozy retreat. For added convenience, there is a door leading directly to the kitchen area. The second reception room, also to the front, serves as a sizeable study or home office with



a bay window.

The heart of the home is the stunning open-plan kitchen, dining, and living area. The kitchen boasts high-quality units, an integrated dishwasher, and an impressive kitchen island with seating and spotlights. This space is perfect for both dining and relaxing, with two large bi-fold doors opening onto a raised patio area, ideal for summer entertaining. Additionally, there is a separate utility room with plumbing for a washing machine and a modern WC/guest cloakroom.



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one week's rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.

