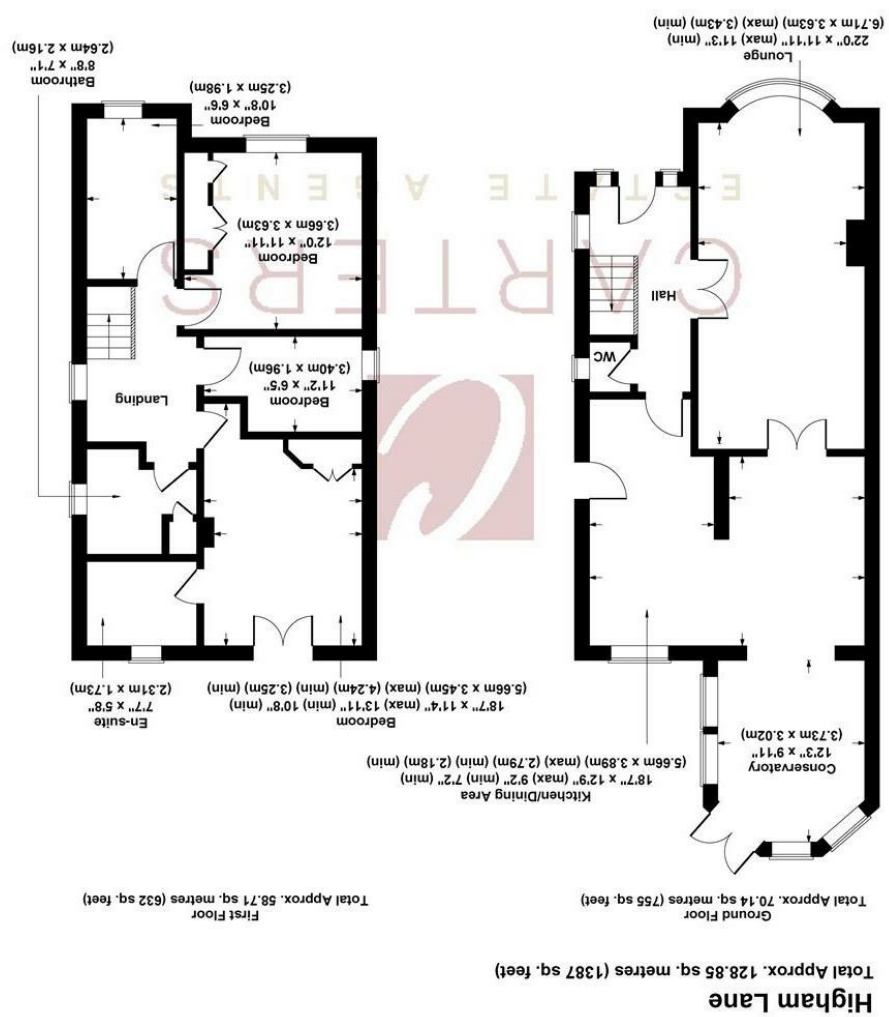


238 Higham Lane
 Nuneaton, CV11 6AR
 Offers Over £450,000

4 2 2 D

Floor Plan



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.
 Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

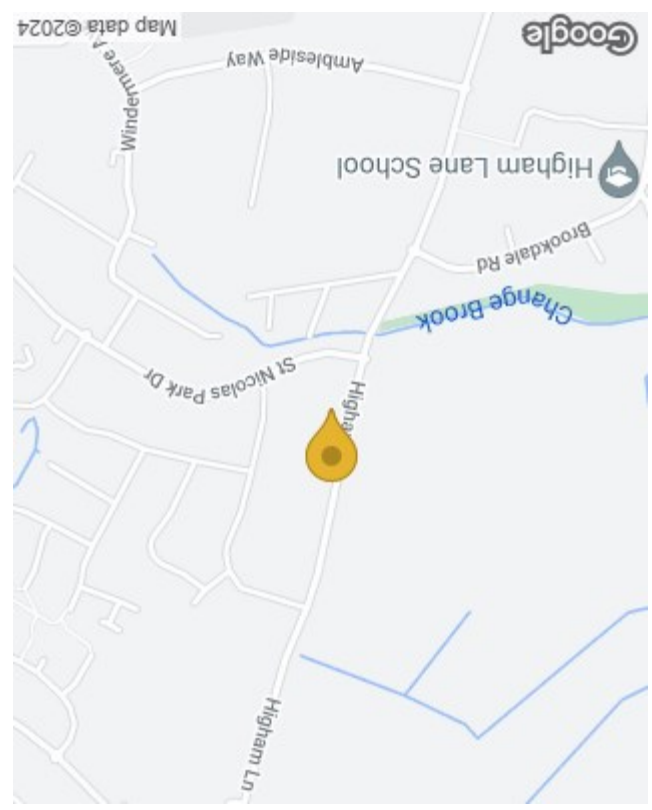
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate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

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

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

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

238 Higham Lane
Nuneaton, CV11 6AR

Positioned along the prestigious Higham Lane, this detached character residence presents an exceptional opportunity for families seeking a prime location. With its stunning, generously sized garden and proximity to the coveted catchment area for Higham Lane and other esteemed schools, this well-maintained home offers an ideal setting for family life.

Extended to the rear, the property provides spacious and versatile accommodation perfectly suited to modern family living. Upon entry, a welcoming hallway leads to a spacious living room with a bay window at the front, seamlessly connected to the dining area via an archway. This open-plan layout creates a vast space, perfect for family gatherings and entertaining.

The modern kitchen boasts a range of units and fully integrated appliances, including two ovens, a hob, extractor, warming drawer, microwave, dishwasher, tumble dryer, and washing machine. Beyond the kitchen, a delightful conservatory/sitting room offers panoramic garden views, providing a tranquil retreat.

Upstairs, four generous bedrooms provide ample space and comfort. The principal bedroom, situated at the rear, features a Juliet balcony with captivating garden views,



fitted wardrobes, and a luxurious en-suite. Three additional bedrooms, including two spacious doubles with fitted wardrobes and a smaller fourth bedroom, offer plenty of room for family members or guests. A spacious and modern family bathroom completes the upstairs accommodation.

Outside, the front of the property boasts a driveway with parking for four vehicles, along with gated access leading to additional hardstanding and a separate detached garage. The rear garden is beautifully landscaped with a lush lawn and mature shrubs and trees, offering a serene escape from the hustle and bustle of daily life.

Viewing is highly recommended to fully appreciate the charm, space, and potential of this exceptional family home. Don't miss out on the opportunity to make it yours!

