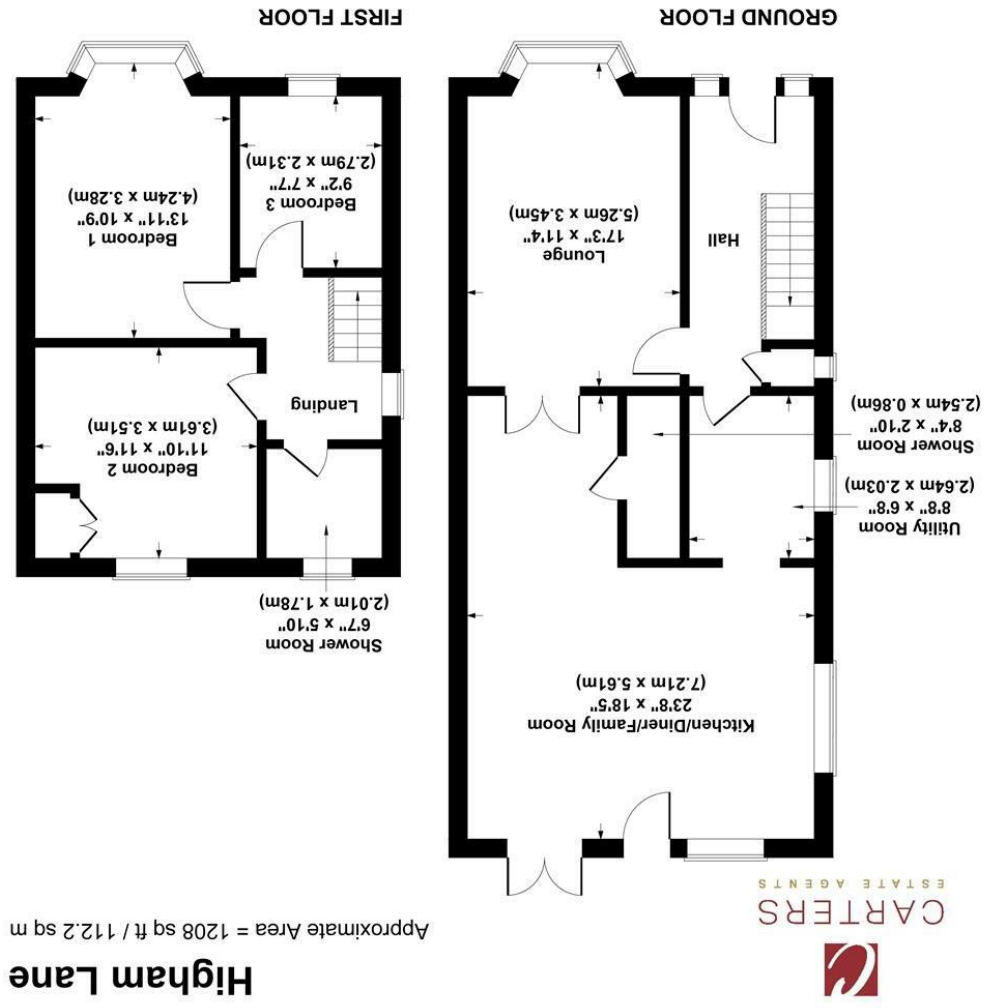


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Floor Plan

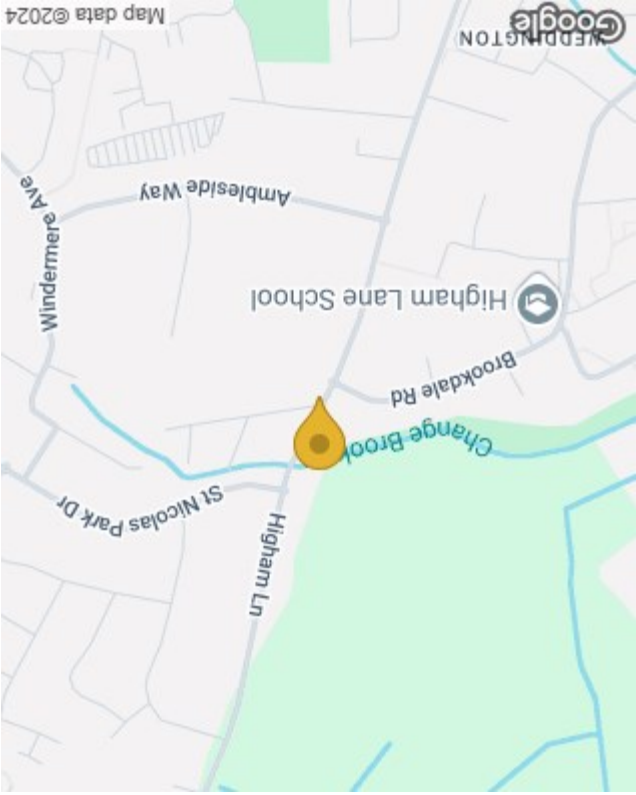
Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs
 (92 plus)

Not energy efficient - higher running costs
 (1-20)

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

COUNC

Higham Lane



186 Higham Lane
 Nuneaton, CV11 6AS
 £375,000



COUNCIL TAX BAND

186 Higham Lane

Nuneaton, CV11 6AS

****PRIME LOCATION**NO UPWARD CHAIN****

This stunning, extended three bedroom semi detached family home combines timeless elegance with modern sophistication, nestled in one of Nuneaton's most prestigious and sought after areas. Ideally situated close to local amenities, Nuneaton's vibrant town centre and excellent transport links via the bus and train stations as well as the nearby A5, the location perfectly balances convenience with a sense of exclusivity.

The approach to the property immediately sets the tone for what lies within. A large block-paved edged Tarmac driveway, large enough to accommodate multiple vehicles, provides a grand yet welcoming entrance. As you step inside, you're greeted by a spacious and light-filled hallway that exudes warmth and charm, leading seamlessly into the heart of the home. To the right, the lounge offers a cozy haven, featuring a bay window that floods the room with natural light. This space, ideal for quiet evenings or family gatherings, flows effortlessly through double doors into the expansive, open-plan kitchen, dining, and family room—a true showpiece of the property. The kitchen is a modern masterpiece, fitted with sleek, contemporary



units and contrasting work surfaces, designed not just for functionality but for style. This open-plan layout creates a perfect space for both everyday family life and entertaining, with large French doors opening onto the patio, inviting the natural light and garden views into the room.

Beyond the kitchen lies a highly practical utility room, offering additional space for household tasks, and a beautifully appointed ground floor shower room, blending convenience with luxury.

