




SHORTLAND
HORNE

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Mill Close
CV11 6QD

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Welcome to this stunning detached house located in the desirable highly desirable Mill Close, just off the Lutterworth Road. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone in the household to enjoy their own private sanctuary.

One of the highlights of this property is the master bedroom, complete with a dressing area and ensuite shower room, providing a touch of luxury and convenience to your daily routine. The two additional bathrooms ensure that there will be no more waiting in line during the morning rush.

Spanning over 2,100 sq ft, this house offers plenty of room for all your needs and desires. Whether you are looking for a cozy corner to curl up with a book or a large space to host gatherings, this property has it all.

Don't miss the opportunity to make this house your home and enjoy the comfort and elegance it has to offer. Contact us today to arrange a viewing and take the first step towards owning this beautiful property in Nuneaton.

selling quality
property since 1995









Dimensions

Ground Floor Bedroom 3

3.98 x 3.40

Hallway

Lounge

6.50 x 4.36

Dining Room

3.33 x 3.33

Kitchen/Breakfast
Room

6.46 x 3.33

Utility Room

Study

2.85 x 2.67

W/C

First Floor

Master Bedroom

4 x 3.25

Dressing Room

En Suite

Bedroom 2

3.98 x 3

Bedroom 4

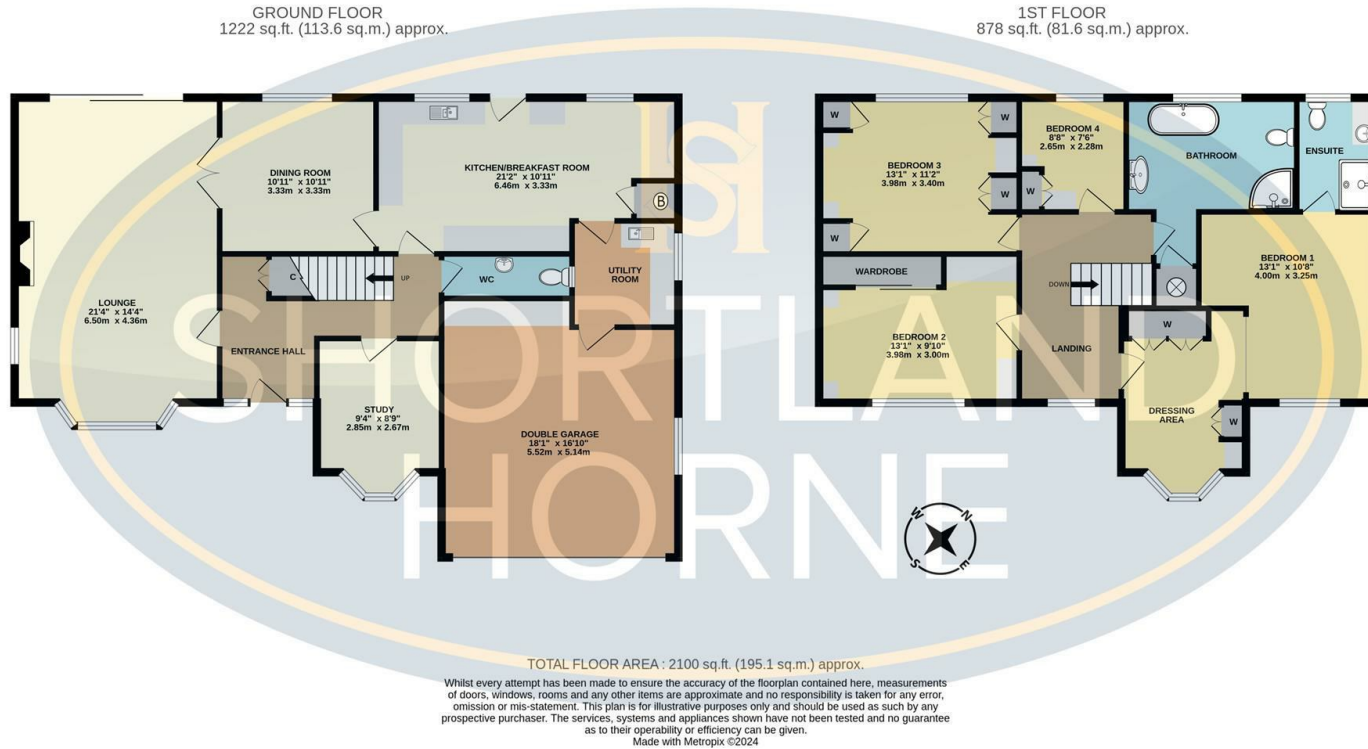
2.65 x 2.28

Bathroom

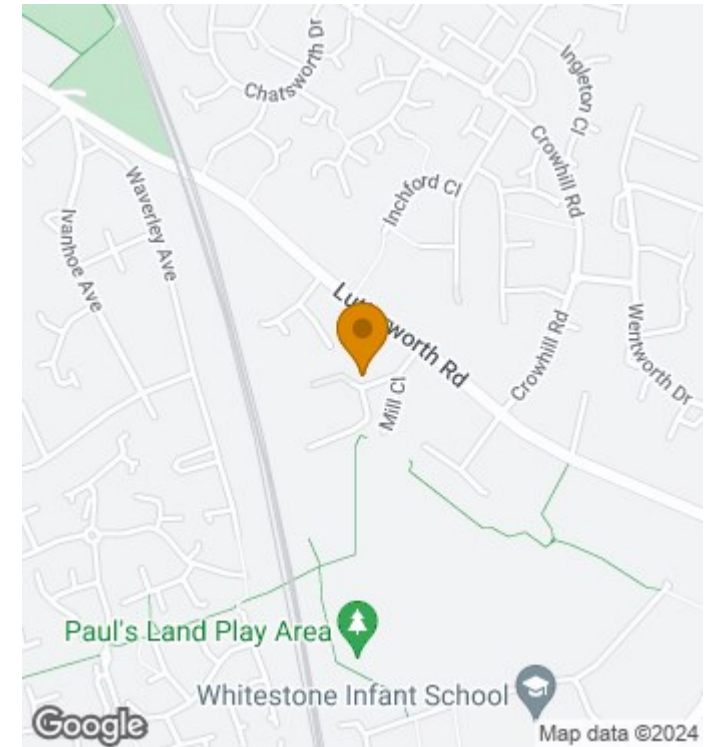
Garage

5.52 x 5.14

Floor Plan



Location Map



Total area: 2100 sqft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

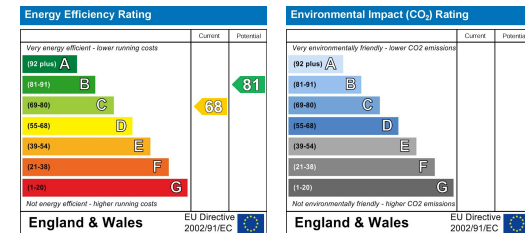
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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