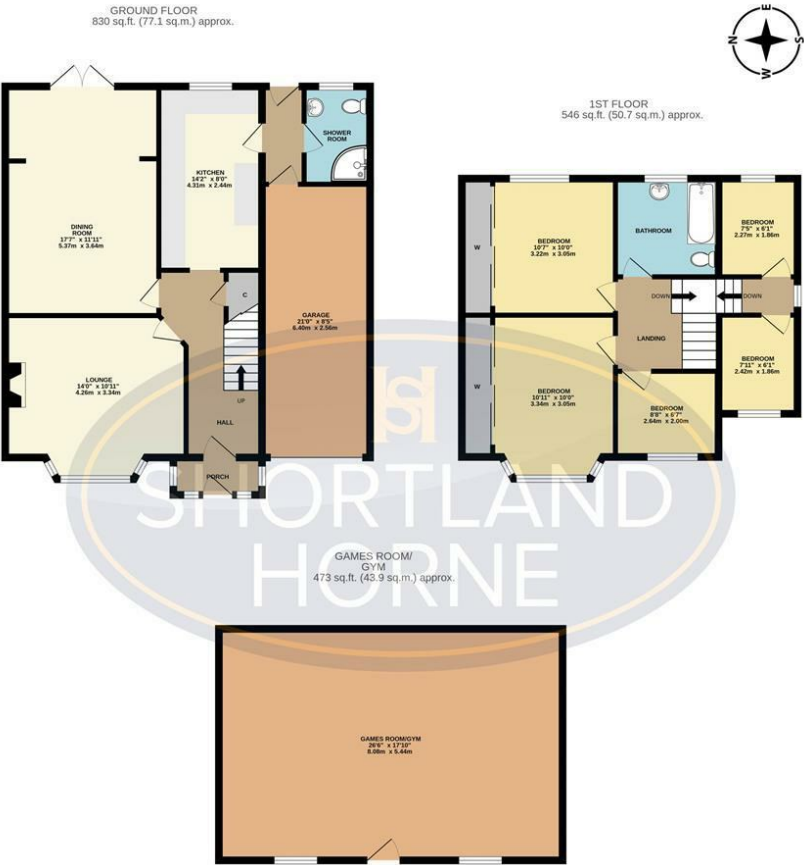


Floor Plan

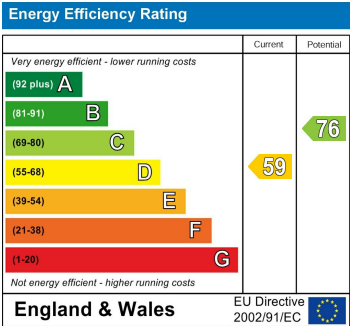


TOTAL FLOOR AREA: 1848 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



**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.



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**email:** sales@shortland-horne.co.uk  
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**Nunts Lane**  
**CV6 4GJ**





£300,000

Bedrooms 5  
Bathrooms 2

Situated on the ever-popular Nunts Lane in Holbrooks, this spacious and extended 5-bedroom family home is full of potential, offering generous living areas and a fantastic layout for modern family life. With no onward chain, this is an exciting opportunity to move straight in and transform it into your dream home.

Stepping inside, you're greeted by a welcoming hallway, leading into a cosy yet spacious lounge, perfect for relaxing after a long day. The extended dining room, bathed in natural light from the French doors opening onto the rear garden, is just the place for lively family meals and special occasions. The modern fitted kitchen is well-equipped with an integrated oven, microwave, gas hob, extractor, wine cooler, and ample space for an American-style fridge-freezer, making it a joy for any home cook. An inner hall from the kitchen leads to a downstairs shower room, a practical addition for busy households. There's also an internal door to the impressive 21ft garage, featuring an electric door, providing excellent storage or even the potential for further conversion.

Upstairs, the original layout offers two generous double bedrooms, both benefiting from full-width sliding wardrobes, a single bedroom, and a family bathroom. The extension adds two further single bedrooms, making this home perfect for a growing family, guest rooms, or even dedicated office spaces for remote working.

Outside, the large and sun-filled rear garden is a real highlight. A spacious patio area, ideal for summer BBQs or morning coffee, leads onto a well-maintained lawn with plenty of space for children to play or for keen gardeners to make their mark. At the rear, a fantastic outbuilding offers endless possibilities—whether you dream of a home office, gym, summer house, or even a private cinema room, this space is ready to be transformed. The driveway at the front ensures convenient off-road parking.

We can imagine this home bustling with life, from family gatherings in the extended dining room to summer afternoons spent in the sunlit garden. While clean, tidy, and well-maintained, it offers great potential for modernisation, allowing new owners to add their own style and personality. A wonderful opportunity in a sought-after location, this home is just waiting for the next chapter to begin. Don't miss out!

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway  
Council Tax Band: B  
EPC Rating: D (59)  
Approx. Total Area: 1848 Sq. Ft



GROUND FLOOR				
Lounge	14' x 10'11		Bedroom 4	7'5 x 6'1
Dining Room	17'7 x 11'11		Bedroom 5	7'11 x 6'1
Kitchen	14'2 x 8'		Family Bathroom	
Shower Room			OUTSIDE	
FIRST FLOOR			Games Room/Gym	26'6 x 17'10
Bedroom 1	10'11 x 10'		Garage	21' x 8'5
Bedroom 2	10'7 x 10'		Rear Garden	
Bedroom 3	8'8 x 6'7		Driveway	