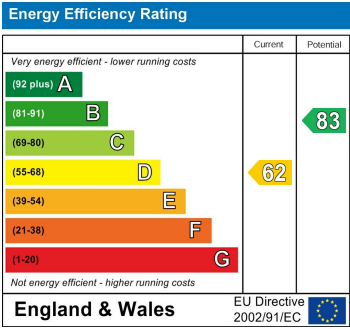


Floor Plan



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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Lamerton Close
CV2 3AL



£220,000

Bedrooms 2
Bathrooms 1

Tucked away on peaceful Lamerton Close, this charming two bedroom semi detached bungalow offers a wonderful blend of comfort, care and calm. With the same owner for over 25 years, the home has been lovingly maintained and thoughtfully updated, creating a space that feels instantly welcoming and full of light.

From the moment you arrive, there is an unmistakable sense of ease. The front aspect looks out onto a pleasant green space, offering a tranquil outlook that shifts gently with the seasons. A driveway provides comfortable parking for two cars, while the neat frontage sets a tone of quiet pride that continues inside. Lamerton Close enjoys a friendly, settled feel, a quiet pocket of Wyken that is still brilliantly convenient. Within walking distance you will find local shops, a cosy pub, schools, bus routes and healthcare facilities including University Hospital Coventry and Warwickshire. For those who travel further afield, the M6, M69 and A46 are all close by, keeping you well connected in every direction.

Step through the side entrance and into the L shaped hallway, where freshly painted white walls and new flooring create a bright, airy welcome. This is a home that has been given a new lease of life. A full rewire, new consumer unit and fuse board were completed in August 2023. The kitchen, ceilings and several walls have been re plastered, and the entire property has been finished with new vinyl flooring in the hallway, kitchen, sun room and bathroom, and soft new carpets in the lounge and both bedrooms.

The living room is spacious and beautifully light, with a large rear window framing views of the sunny garden. It is the kind of room that feels calm and comfortable, somewhere you can curl up with a cuppa, throw open the curtains to let in the morning light, or simply watch the garden change through the year.

The kitchen has been stylishly refitted with modern shaker style units and light worktops that contrast perfectly. There is a built in oven, hob and hood with a sleek glass splashback, as well as space for a washing machine and fridge freezer. Off the kitchen sits the conservatory, a bright and versatile sun room with new windows to the back and side, freshly plastered walls and ceiling, and a lovely view across the garden. Whether used as a dining space, a reading nook or a quiet morning retreat, it is a delightful spot to unwind.

Both bedrooms are generous doubles. The main bedroom overlooks the green to the front and features built in wardrobes, while the second room also enjoys a pleasant front aspect. The bathroom is fresh and inviting, with a three piece suite and shower over the bath, complemented by newly plastered walls and ceiling.

Outside, the rear garden is a real highlight, private, sunny and perfectly sized for easy upkeep. A paved patio leads to a neatly kept lawn with mature borders, ideal for relaxed afternoons, a spot of gardening or simply enjoying the sunshine.

With no onward chain and a wonderful sense of warmth throughout, this home offers the best of both worlds, peaceful single storey living in a location that keeps you close to everything you need. A much loved home that is ready to begin its next chapter.



INTERNAL		OUTSIDE
Hallway		Rear Garden
Living Room	15' x 11'5	Driveway
Kitchen	10'8 x 6'7	
Conservatory/Sun Room	10'2 x 8'7	
Bedroom 1	11'11 x 11'4	
Bedroom 2	9'3 x 8'10	
Bathroom	6'5 x 5'8	