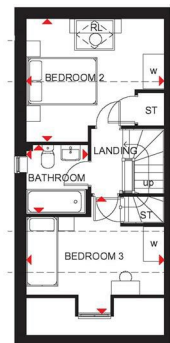
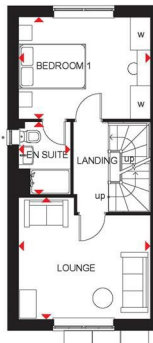
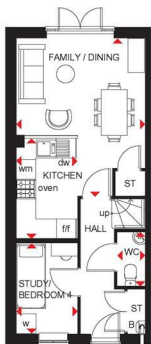




Kingsville Saxon View, Nuneaton CV10 9BS £275,000

* TWO PLOTS REMAINING * Pointons are delighted to offer for sale this brand new versatile & spacious four bedroom semi detached house built by Barratts Homes located on a popular development known as Saxon View which is located approximately a 10 minute drive from Nuneaton Town Centre close to local shops, schools & other amenities. The property will come with a 10 year NHBC guarantee and Barratts two year fixture & fittings warranty. The property offers plenty of pleasing features including a offroad parking, spacious openplan living, en-suite to master bedroom & much more. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, bedroom/ study, ground floor W.C, open plan kitchen/ living area. To the first floor there is a lounge area & a double bedroom having en-suite shower room. And to the second floor two further bedrooms & a family bathroom. To the front of the property is a driveway providing offroad parking. To the rear of the property is an enclosed garden. With the property being brand new there are plenty of options to available to upgrade the property including upgrading the kitchen, bathroom & to include fitted wardrobes & flooring. This property would make an excellent family home for many years to come & must truly be viewed to appreciate.



Entrance Hall

Having entrance door, storage cupboard housing gas combination boiler, serving heating heating & hot water systems & stairs off to the first floor.

Bedroom/ Study

6'1 x 9 (1.85m x 2.74m)

Double glazed window to front & radiator.

WC

2'10 x 5'5 (0.86m x 1.65m)

Fitted with two piece wash hand basin with tap and low-level WC & radiator.

Open plan kitchen/dining area

23'5" x 12'10" (7.13m x 3.91m)

Kitchen area is fitted with matching range of wall & base units with worktop space, stainless steel sink unit with taps, fitted electric fan assisted oven, four ring gas hob with chimney hood & stainless steel splashback, space for fridge/ freezer & plumbing for washing machine. understairs storage double glazed French double doors into garden.

There are options to upgrade the kitchen at an additional cost including upgraded cabinets/worktops, Integrated fridge/freezer, integrated dishwasher, a choice of a washing machine or washer/dryer, coloured glass splashback to hob, soft close on all doors & drawers, under cabinet lighting & colour co-ordinated plinths and end panels.

Landing

Having radiator, doors off to various rooms & stairs off to the second floor.

Bedroom

12'11 x 10 (3.94m x 3.05m)

Having double glazed windows to rear & radiator.

Fitted wardrobes are available at an optional extra cost.

En-suite Shower Room

5'1 x 7'1 (1.55m x 2.16m)

Fitted with three piece suite comprising of tiled shower cubicle, low level W.C., & wash hand basin with splash back.

Lounge

12'11 x 11'11 (3.94m x 3.63m)

Having two double glazed windows & radiator.

Landing

Having radiator & doors off to various rooms.

Bedroom

12'11 x 10'11 (3.94m x 3.33m)

Having double glazed box window to front & radiator.

Fitted wardrobes are available at an optional extra cost.

Bedroom

12'11 x 11'6 (3.94m x 3.51m)

Having double glazed window to rear & radiator.

Fitted wardrobes are available at an optional extra cost.

Bathroom

5'9 x 6'5 (1.75m x 1.96m)

Fitted with three piece suite comprising of bath with taps, wash hand basin with taps & splash back tile & panelled bath with taps.

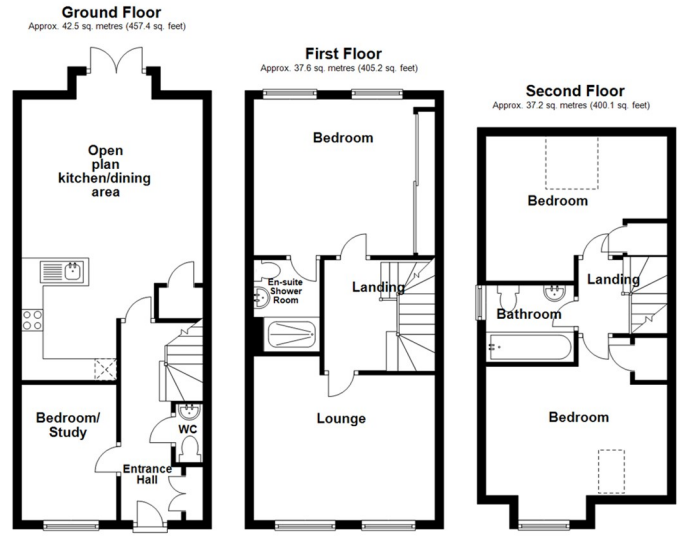
Outside

To the rear of the property is an enclosed garden.

And to the side is a driveway providing offroad parking.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 117.3 sq. metres (1262.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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