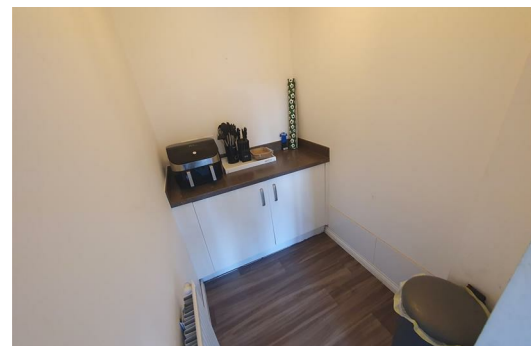
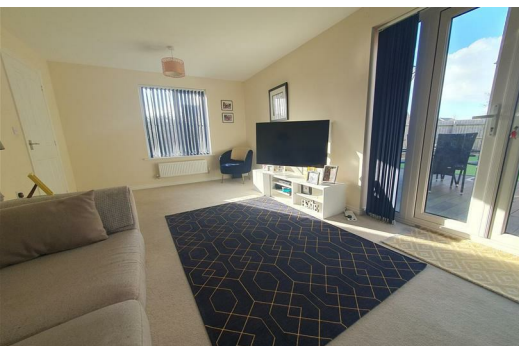




**Duckpond Lane, Weddington
Nuneaton CV10 0FH
Offers Over £345,000**

Pointons Estate Agents are delighted to offer for sale this four bedroom detached residence on Duckpond Lane, Weddington Nuneaton. Benefitting from double glazing & gas central heating throughout, in brief the property comprises of entrance hall, living room, kitchen/diner with integrated appliances, utility and downstairs WC. To the first floor there are four double bedrooms with the master having an en-suite and a family bathroom. To the rear of the property is an enclosed garden complete with decking area and artificial lawn area. To the front is a driveway providing offroad parking for multiple cars leading onto garage. With the property being located at the end of a private drive the property has the added bonus of extra parking space. Viewings are strictly via the agent. EPC B



Entrance Hall

Entrance via front door, storage cupboard, radiator and stairs to the first floor.

Living Room

19'8" x 11'4" (6.00m x 3.46m)

Double glazed window to front, radiator, double radiator, telephone point, TV point, double glazed french double door, door to:

WC

Fitted with two piece suite pedestal wash hand basin with mixer tap and low-level WC, radiator, vinyl flooring.

Kitchen/Diner

19'7" x 11'9" (5.98m x 3.57m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to side, window to side, double glazed window to front, vinyl flooring, open plan, door to:

Utility

4'7" x 6'6" (1.39m x 1.98m)

Base and eye level units with worktop space over, plumbing for washing machine, vinyl flooring.

Landing

Storage cupboard, doors off to various rooms and access to loft via hatch.

Bedroom

11'2" x 11'6" (3.40m x 3.50m)

Double glazed window to side, radiator, carpeted.

En-suite

Fitted with three piece suite with pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, window to rear, vinyl flooring.

Bedroom

9'9" x 12'0" (2.98m x 3.65m)

Double glazed window to side, radiator and carpeted

Bedroom

9'7" x 10'0" (2.92m x 3.05m)

Double glazed window to front and side, carpeted and radiator

Bedroom

8'4" x 10'1" (2.54m x 3.08m)

Double glazed window to front, carpeted and radiator.

Bathroom

6'5" x 7'3" (1.95m x 2.21m)

Fitted with three piece suite with panelled bath with shower over, taps and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, double glazed window to front, vinyl flooring.

Outside

to front there is a tarmacked driveway offering parking for numerous vehicles with lawn sections, side gated access to rear which is made up of artificial lawn and decked areas.

Garage

Up and over door.

Tenure

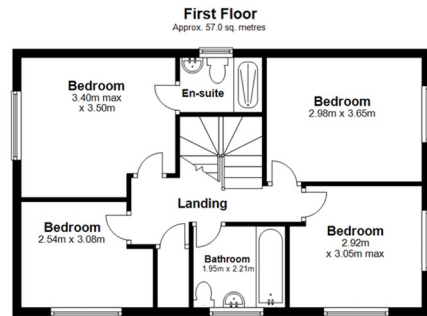
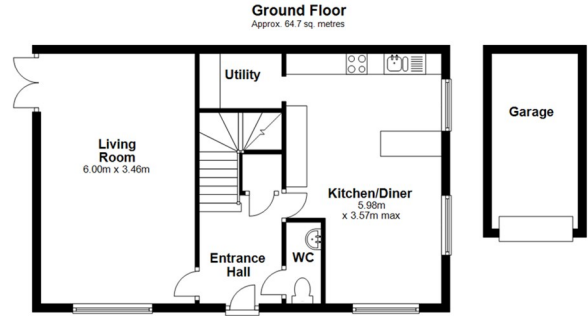
Freehold

Council Tax


Nuneaton & Bedworth Borough Council - Band E


General Information

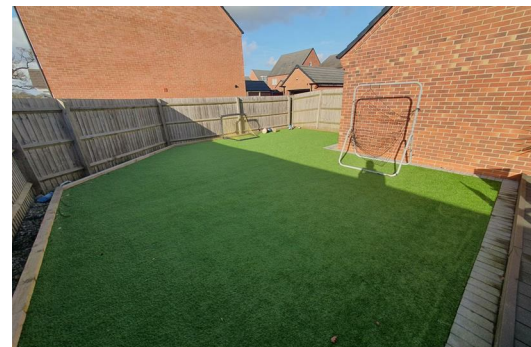
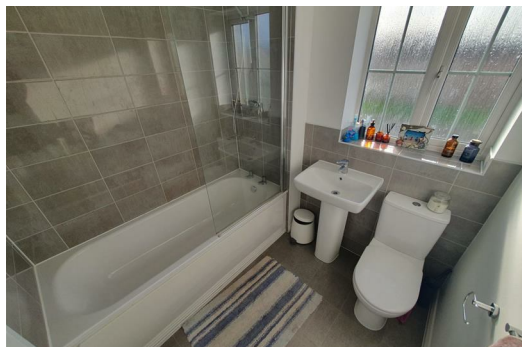
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 121.7 sq. metres

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (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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