



28 Fleece Lane, Nuneaton, CV11 6BS
£310,000



* VIRTUAL TOUR * Pointons Estate Agents are delighted to offer for sale this three storey, four bedroom semi detached home on Fleece Lane, Nuneaton. Close to local shops, schools and further amenities. This Barratts home comprises of gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, downstairs WC, kitchen with integrated appliances and lounge/dining room. To the first floor there are three bedrooms and a family bathroom. To the second floor there is the master bedroom with en suite. To front is a fire garden with parking to side, garage and landscaped rear garden. This property must be viewed to see the quality on offer, with viewings strictly via the agent. EPC B



Entrance Hall

Entrance via composite front door, radiator, laminate flooring, doors off to various rooms and carpeted stairs off to the first floor.

WC

Fitted with a low level WC, hand wash basin with mixer tap, laminate flooring, radiator and extractor fan.

Kitchen 13'5" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, four ring gas hob with extractor hood over, fan assisted electric oven, integrated fridge/freezer, washing machine and dishwasher. Laminate flooring, radiator, tiled splashback, combination boiler and double glazed window to front.

Lounge/Dining Room 17'5" x 14'9"

With double glazed windows and French doors to rear, carpeted, radiator and storage cupboard.

Landing

Carpeted, doors off to various rooms, stairs off to the second floor and double door storage cupboard.

Bedroom 12'2" x 8'6"

With double glazed window to front, carpeted and radiator.

Bedroom 14'5" x 8'6"

With double glazed window to rear, carpeted and radiator.

Bedroom 8'10" x 6'3"

With double glazed window to rear, carpeted and radiator.

Bathroom 6'11" x 6'3"

Fitted with a panelled bath with shower over and screen, low level WC, hand wash basin with mixer tap, vinyl flooring, radiator, tiled splashback, extractor fan and obscure double glazed window to front.

Landing

With storage cupboard, door leading to master bedroom.

Bedroom 26'7" x 14'9"

With two vulux skylights to rear, carpeted and radiator.

En-suite 7'10" x 6'3"

Fitted with a shower cubicle and screen, low level WC, hand wash basin with mixer vinyl flooring, radiator, extractor fan and obscure double glaze pd window to front.

Garage

Access via up and over door with power and lighting.

Outside

To the front of the property is a stoned fore garden, side driveway with parking for multiple vehicles, side gated access to rear which comprises of a landscaped garden are up of artificial lawn and patio.

Tenure

Freehold

Council Tax

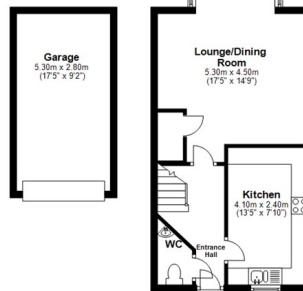
Nuneaton & Bedworth Borough Council - Band D

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.

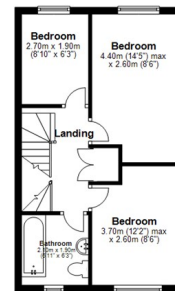
Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



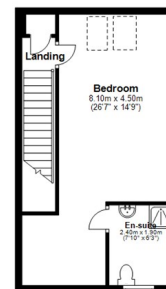
First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Second Floor

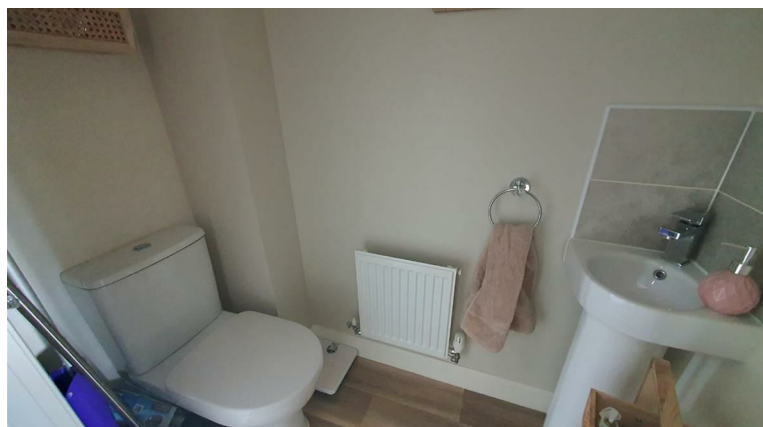
Approx. 36.5 sq. metres (392.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	



WWW.POINTONS-GROUP.COM



2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

