



## Bowling Green Lane, Bedworth, CV12 0HP

Offers Over £320,000

**Pointons**  
independent estate agents

Pointons Estate Agents are proud to bring to the market this beautifully one of a kind extended 140 year old cottage, situated in the popular location of Bedworth. This property has been tastefully decorated to a high standard, with a feature log burner, a generous master bedroom with scenic views and fishpond. On the ground floor, you are welcome into the entrance hallway with a WC, laundry room and the fully fitted kitchen. A separate dining room and separate seven meter lounge with bifold doors leading to the garden. To the first floor, you will find three double bedrooms with the family bathroom and the second floor with the master bedroom which also benefiting of a walk-in wardrobe and an ensuite. Viewings are highly recommended to see the level of standard in this property. EPC TBC



**Entrance Hall**

Entrance door, coat as shoe storage, window to front, radiator, doors to:

**WC**

Window to side, two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator.

**Laundry Room 3'7" x 6'4"**

Plumbing for washing machine, vent for tumble dryer, window to side,

**Kitchen 11'6" x 10'4"**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, integrated eye level oven, built-in four ring electric hob with extractor hood over, window to rear, door to:

**Living Room 23'9" x 11'0"**

Two radiators, feature cast iron log burner, stairs to first floor, bi-fold door to garden.

**Dining Room 12'0" x 11'0"**

Window to front and gas fireplace.

**Landing**

Sibngle radiator, doors to:

**Bedroom 2 11'3" x 10'4"**

Window to rear, single radiator.

**Bedroom 3 10'3" x 10'4"**

Window to front, single radiator.

**Bedroom 4 8'11" x 11'0"**

Window to front, single radiator.

**Family Bathroom**

Three piece suite comprising deep panelled bath with mixer tap shower and hose, pedestal wash hand basin and close coupled WC, tiled surround, window to front, heated towel rail.

**Master Bedroom 16'5" x 10'8"**

Window to front, window to side.

**En-suite 6'11" x 9'1"**

Three piece suite with pedestal wash hand basin, shower cubicle with mixer tap and rainfall shower head, close coupled WC, tiled surround, door to walk in wardrobe.

**Tenure**

Freehold

**Council Tax**

Nuneaton & Bedworth Borough Council - Band C

**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. 127.0 sq. metres (1367.1 sq. feet)

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

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



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