



**297 Croft Road, Stockingford
Nuneaton CV10 7EE
Asking Price £275,000**

Pointons are pleased to offer this delightful detached house presents an excellent opportunity for those seeking a family home with potential. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those looking to accommodate guests.

The house features a family bathroom, which, while functional, may benefit from some modernisation to suit contemporary tastes, a downstairs cloakroom and a conservatory for ease and comfort. The property is set on a generous plot, allowing for parking for up to three vehicles, a rare find in many urban settings.

Although the home is in need of some decoration, this presents a wonderful opportunity for the new owners to personalise the space and truly make it their own. With a little vision and creativity, this house can be transformed into a stunning residence that reflects your individual style.



Entrance

Via sliding door leading into:

Porch

Ceramic tiled flooring, door to:

Entrance Hall

Doors to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator, textured ceiling.

Lounge

12'2" x 14'9" (3.71m x 4.50m)

Double glazed bay window to front, feature fireplace with Adam style surround and marble effect hearth, radiator, wooden laminate flooring, telephone point, TV point, wall lights, coving to textured ceiling, stairs to first floor landing with spindles, door to:

Dining Area

8'10" x 7'4" (2.68m x 2.24m)

Radiator, wooden laminate flooring, textured ceiling, double glazed patio door to garden, archway to:

Fitted Kitchen

8'8" x 7'2" (2.65m x 2.19m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, built-in oven, four ring gas hob with pull out extractor hood over, double glazed window to rear, ceramic tiled flooring, textured ceiling, wall mounted boiler serving heating system and domestic hot water.

Conservatory

UPVC double glazed construction, door to garden.

Landing

Access to loft space, door to airing cupboard housing hot water tank with linen shelving, doors to:

Bedroom

14'1" x 8'4" (4.30m x 2.53m)

Double glazed window to side and front, radiator, wooden laminate flooring, textured ceiling.

Bedroom

11'6" x 8'1" (3.51m x 2.46m)

Double glazed window to side and rear, radiator, wooden laminate flooring, textured ceiling.

Bedroom

7'9" x 6'5" (2.35m x 1.95m)

Double glazed window to front, double glazed window to side, radiator, wooden laminate flooring, textured ceiling.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to rear, ceramic tiled flooring, textured ceiling.

Outside

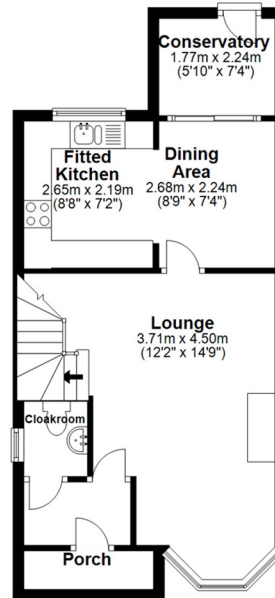
Being situated on a corner plot this property has a fore-garden with block paved area,

side pedestrian gate leading to rear which is mainly laid to lawn. A detached garage with personal door from the garden with driveway upon approach and providing parking for two cars.

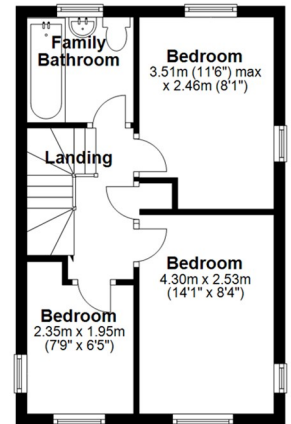
General Information

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. Council tax band C, payable to Nuneaton & Bedworth Borough Council.

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		60
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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