



Kinross Close, Off The Raywoods Nuneaton CV10 7LP Offers Over £385,000

Welcome to this beautifully extended link-detached house located on the desirable Kinross Close off The Raywoods. This impressive property boasts four spacious bedrooms, making it an ideal family home. The accommodation is thoughtfully designed, featuring two inviting reception rooms that provide ample space for relaxation and entertaining guests. The addition of a utility room adds practicality, making laundry and household chores more manageable.

One of the standout features of this property is the outside entertainment areas, perfect for hosting summer gatherings or enjoying quiet evenings under the stars. The outdoor space complements the interior, providing a seamless transition between indoor and outdoor living.

Situated in a friendly neighbourhood, this home offers both convenience and comfort. Local amenities, schools, and parks are within easy reach, making it an excellent choice for families and professionals alike. In summary, this extended house on Kinross Close is a remarkable find, combining modern improvements with spacious living areas and delightful outdoor spaces. It presents a wonderful opportunity for those seeking a stylish and functional family home in Nuneaton. Don't miss the chance to make this property your own.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, Amtico flooring, sunken spotlights, built-in storage cupboard, stairs to first floor landing, door to Garage area and further door to:

Lounge

18'1" x 8'7" (5.51m x 2.61m)

Double glazed window to front, two radiators, Amtico flooring, telephone point, TV point, door to:

Family Room

25'3" x 13'1" (7.70m x 3.98m)

Creating an open plan living family dining kitchen space with double glazed window to front, Amtico flooring, TV point, double glazed French style double doors to garden, and following through into:

Kitchen

10'10" x 14'10" (3.31m x 4.51m)

Fitted with a matching range of base and eye level units with granite worktop space over, concealed pelmet and cornice lighting, twin bowl under-mount sink unit with mixer tap, integrated appliances to include two single fan assisted ovens, induction hob with extractor fan, dishwasher, full height fridge and freezer, pull out waste sorting refuge bins, double glazed window to rear, Amtico flooring, sunken ceiling spotlights,

Garage (connected)

Electric roller door with restricted storage space for a motorbike with further door to a more bespoke area currently being used as a play/teen room, with further door leading to utility.

Utility

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, plumbing for washing machine, space for fridge/freezer and tumble dryer, double radiator, Amtico flooring, boiler cupboard housing a wall mounted boiler and hot water cylinder, double glazed door to garden, door to:

WC

Fitted with low-level WC, radiator, Amtico flooring.

Landing

Obscure double glazed window to side, built in storage cupboard, Amtico flooring, sunken ceiling spotlights, access to loft space, doors to:

Master Bedroom

8'2" x 11'7" (2.50m x 3.53m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, Amtico flooring, door to:

En-suite

Fitted with two piece suite comprising vanity wash unit with cupboards under and low-level WC, obscure double glazed window to front, radiator, Amtico flooring.

Bedroom

10'5" x 8'9" (3.17m x 2.66m)

Double glazed window to rear, fitted wardrobes, Amtico flooring and radiator, .

Bathroom

Fitted with three piece suite comprising 'P' shaped bath with shower over and glass screen, vanity wash hand basin with cupboard under, mirror and close coupled WC, obscure double glazed window to rear, heated towel rail, Amtico flooring and sunken ceiling spotlights.

Inner Hallway

Amtico flooring and doors to:

Bedroom

7'3" x 11'1" (2.22m x 3.37m)

Double glazed window to side with a range of wardrobes comprising two double wardrobes with hanging rails, shelving, bridging unit, bedside cabinet with drawers, radiator, Amtico flooring and ceiling spotlights.

Bedroom

9'3" x 11'1" (2.81m x 3.37m)

Window to side, fitted with a range of wardrobes comprising wardrobes with hanging rails, shelving and bridging unit, bedside cabinets with drawers, radiator, Amtico flooring.

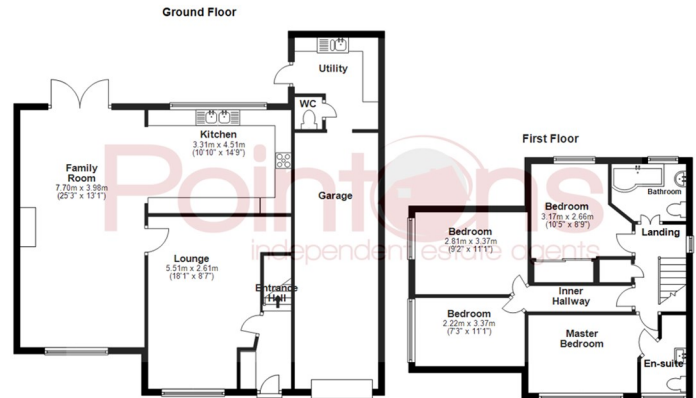
Outside

To the rear is an enclosed garden laid to porcelain tiles, with veranda, summer house converted into a bar, detached garage with power and light, electric roller door currently being used as a gym, double gated

vehicle access and drive, side storage area, patio and seating areas, an ideal simple garden for hosting or enjoying family without having to leave the property. To the front is a block-paved driveway providing parking for several vehicles

General Information

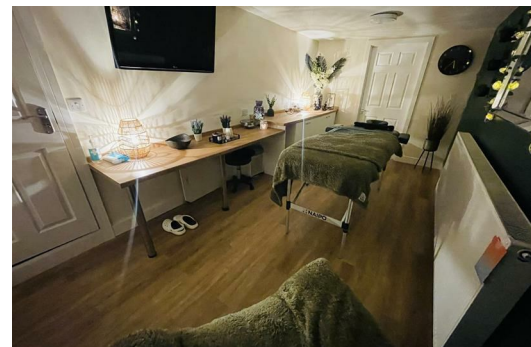
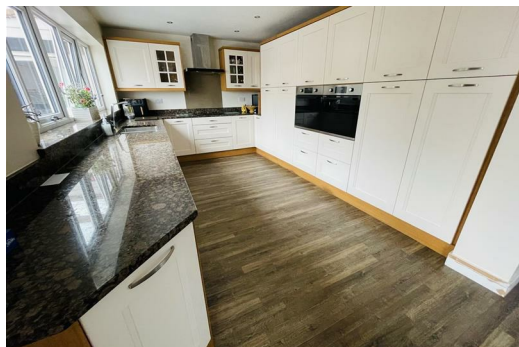
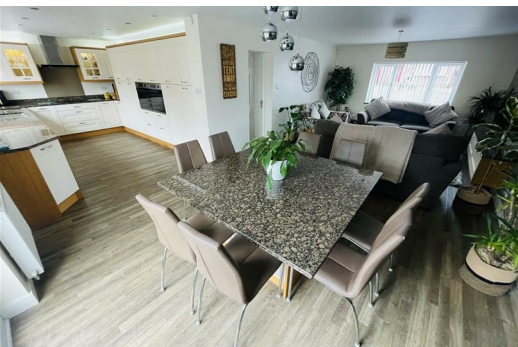
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band C payable to Nuneaton & Bedworth Borough Council.



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

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	



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

