



**Burbages Lane, Coventry
CV6 6AX
Asking Price £375,000**

Located in the popular area of Longford, Coventry, this delightful semi-detached house on Burbages Lane offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

Upon entering, you are welcomed by an entrance hall that sets the tone for the rest of the home. The through lounge / diner provide versatile spaces that can be tailored to your needs, whether you envision a cosy lounge for relaxation or a vibrant area for entertaining friends and family.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an excellent choice for families. With its appealing features and prime location, this semi-detached house on Burbages Lane is a fantastic opportunity for anyone looking to settle in Coventry. Don't miss the chance to make this lovely property your own.



Entrance

Via double glazed entrance door with matching side panels into:

Entrance Hall

Radiator, ceramic tiled flooring, stairs to first floor landing, door to storage cupboard and further doors to:

Kitchen

15'0" x 9'10" (4.56m x 2.99m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for tumble dryer, eye level electric fan assisted double oven, four ring gas hob with extractor hood over, concealed under-lighting, double glazed window to rear, radiator, ceramic tiled flooring, double glazed door leading into garage and further door to:

Lounge/Dining Room

24'6" x 11'0" (7.47m x 3.35m)

Double glazed bay window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, two radiators, wooden laminate flooring, double glazed patio door to garden.

Landing

Access to loft space, doors to:

Bedroom

14'7" x 13'6" (4.45m x 4.12m)

Double glazed bay window to front, radiator.

Bedroom

10'0" x 13'6" (3.04m x 4.12m)

Double glazed window to rear, radiator, door to boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water., textured ceiling,

Bedroom

9'4" x 9'11" (2.84m x 3.02m)

Double glazed window to front, radiator

Bedroom

10'5" x 10'5" (3.18m x 3.17m)

Double glazed window to rear, radiator,

Bedroom

10'3" x 10'5" (3.13m x 3.18m)

Double glazed window to front, radiator.

Bathroom

Fitted with three piece shell style suite with panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, obscure double glazed window to rear.

Garage

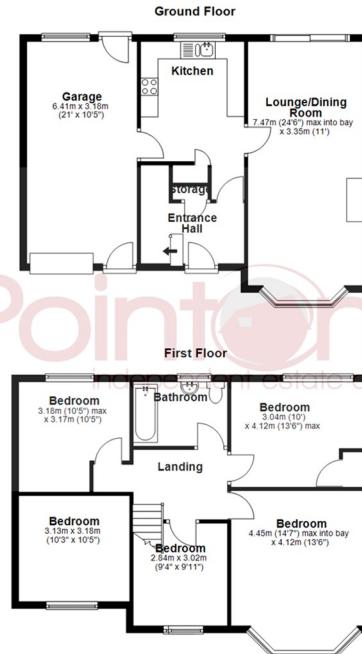
Double glazed window to rear, Up and over door, double glazed door, double glazed door to garden, door to:

Outside

To the rear is an enclosed garden with paved patio and lawn area. To the front is a further garden with lawn, shrub borders and driveway providing parking and access to entrance.

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 is payable to Nuneaton & Bedworth Borough Council and is Band C



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

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			
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(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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