



## Lake View Road , Coventry, CV5 8JY Offers over £335,000

Evans Estates is delighted to present this charming extended semi-detached family home located on Lake View Road in the desirable Coundon area of Coventry. This property boasts an enviable position with picturesque views of the nearby park, making it an ideal setting for family living.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The lounge offers a comfortable space for relaxation, while the extended refitted kitchen diner is perfect for family gatherings and entertaining. This modern kitchen features a dining and sitting area, providing a warm and inviting atmosphere for meals and socialising.

The first floor comprises three well-proportioned bedrooms, each offering ample natural light and space for personalisation. The family bathroom has been thoughtfully refitted, ensuring a contemporary feel and functionality. Additionally, a pull-down ladder provides access to a boarded loft space, offering potential for further development or storage.

Externally, the property is complemented by well-maintained gardens to both the front and rear. The front garden presents stunning views of the park, enhancing the overall appeal of this delightful home. With the benefits of double glazing and gas central heating,

- Semi Detached
- Extended Family Home
- Three Bedrooms
- Stunning Views of the Park
- Refitted Family Bathroom

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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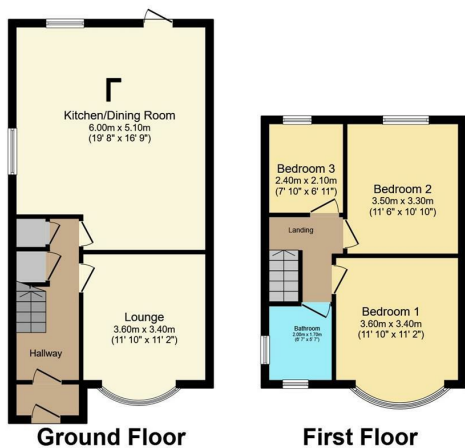
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Floor Plan



Total floor area 87.2 m² (939 sq.ft.) approx

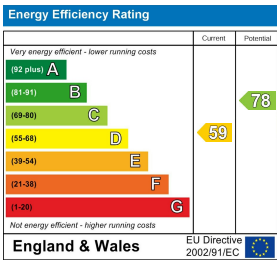
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Area Map



Energy Efficiency Graph



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