EVANS ESTATES

Nunts Lane
, Coventry, CV6 4GJ
Offers over £325,000

Evans Estates is delighted to present this stunning four-bedroom mid-terrace family home located on Nunts Lane in the desirable Holbrooks area of Coventry. This property is perfect for families, especially as it falls within the catchment area of The President Kennedy School, making it an ideal choice for those with school-aged children.

Upon entering, you are welcomed by a spacious entrance hall that leads to three well-appointed reception rooms, including a comfortable lounge and a beautifully refitted kitchen diner, perfect for family meals and entertaining guests. The ground floor also features a convenient shower room and a bright conservatory that opens up to the garden, providing a lovely space to relax and enjoy the outdoors.

The first floor boasts four generously sized bedrooms, offering ample space for family living. A refitted family bathroom completes this level, ensuring that all your needs are met in this charming home.

Externally, the property benefits from gardens to the front, side, and rear, all situated on a corner plot, providing a sense of privacy and space. The double glazing and gas central heating add to the comfort and efficiency of this lovely home.

- Corner Plot
- Four Bedrooms
- Ground Floor Shower Room
- Refitted Family Bathroom
- Off Road Parking

Viewing

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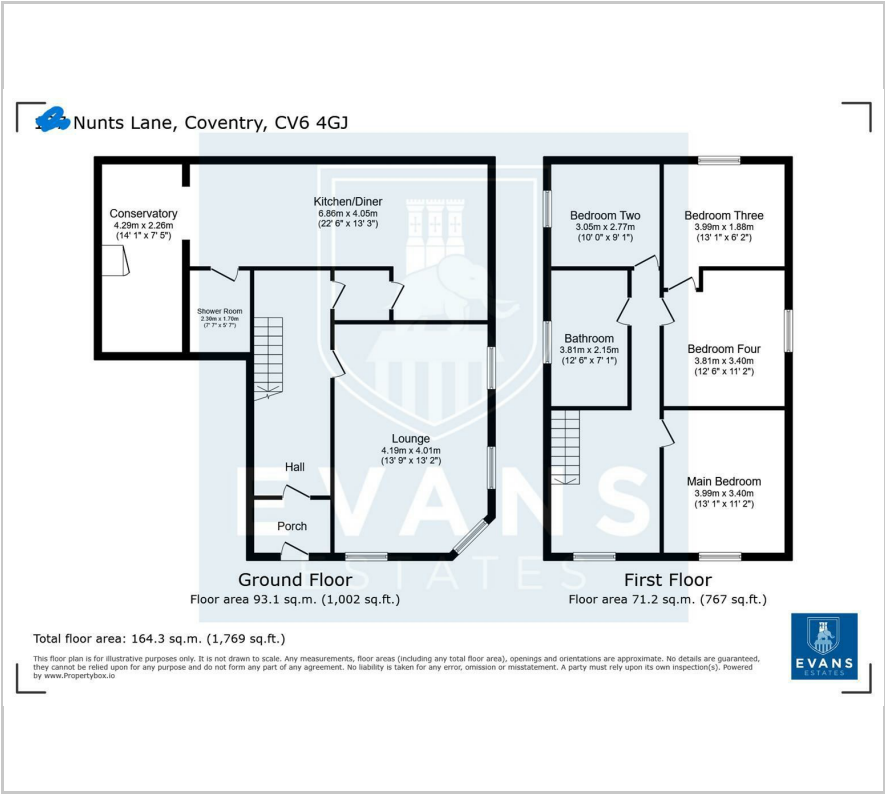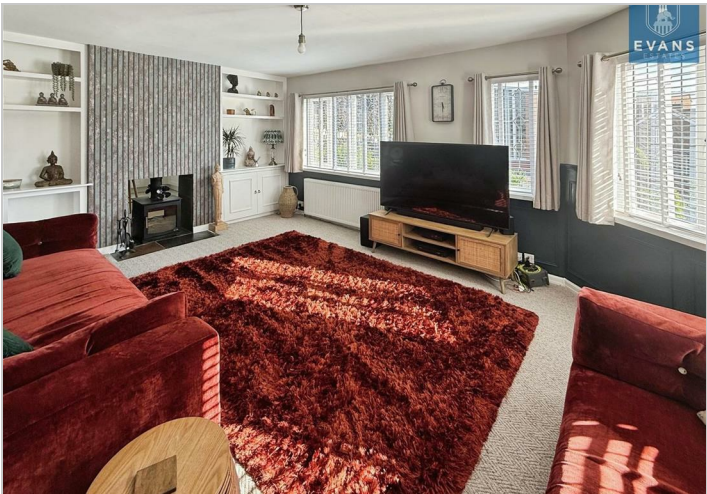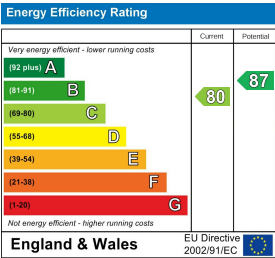
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Floor Plan

Nunts Lane, Coventry, CV6 4GJ

Ground Floor
Floor area 93.1 sq.m. (1,002 sq.ft.)

Conservatory
4.29m x 2.26m
(14' 1" x 7' 5")

Kitchen/Diner
6.86m x 4.05m
(22' 6" x 13' 3")

Shower Room
2.36m x 1.70m
(7' 7" x 5' 7")

Lounge
4.19m x 4.01m
(13' 9" x 13' 2")

Hall

Porch

First Floor
Floor area 71.2 sq.m. (767 sq.ft.)

Bedroom Two
3.05m x 2.77m
(10' 0" x 9' 1")

Bedroom Three
3.99m x 1.88m
(13' 1" x 6' 2")

Bathroom
3.81m x 2.15m
(12' 6" x 7' 1")

Bedroom Four
3.81m x 3.40m
(12' 6" x 11' 2")

Main Bedroom
3.99m x 3.40m
(13' 1" x 11' 2")

Total floor area: 164.3 sq.m. (1,769 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

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