



- ♥ NEW BUILD
- ♥ LOFT CONVERSION
- ♥ SPACIOUS LOUNGE
- ♥ THREE GOOD SIZED BEDROOMS

Offers In Excess Of £280,000

The Light House, 1A Dark Lane, Bedworth, CV12 0JL

\*\*\*NEWLY BUILT\*\*\* \*\*\*STUNNING\*\*\* Benburys are please to present this three bedroom family home in a popular location. The property briefly comprises of a spacious lounge, kitchen/diner with built in fridge/freezer, washing machine, tumble dryer and dish washer. Downstairs WC. The first floor offers a family bathroom and two double bedrooms and the third floor a spacious attic conversion with ensuite. The property benefits from high quality sound proof double glazing and gas central heating. Large rear/side enclosed back garden has rear gated access with large outbuilding and parking for up to four vehicles. All rooms have hard wired ethernet connections and ample sockets with USB ports



## Property Description

**FRONT OF PROPERTY** Approaching from the main road you are greeted with landscaped pathway and side access to the rear.

**ENTRANCE HALLWAY** Well presented space with double glazed front entrance door, underfloor heated wooden flooring with door off to lounge. The stairs leading to the first floor are carpeted with wooden framed glass banisters

**LOUNGE** 15' 1" x 13' 7" (4.60m x 4.16m) Spacious lounge with under floor heating and quality wood covering and sound proof double glazed windows to the front and double patio doors leading to side garden, open plan leading to kitchen/diner and door leading to downstairs W/C.

**DOWNSTAIRS WC** Fitted with white low level W.C, pedestal unit wash hand basin with laminated splash backs with under floor heated wooden covering.

**KITCHEN/DINER** 10' 5" x 16' 11" (3.20m x 5.16m) Fitted with range of matching wooden wall and base units including cupboards, drawers, built in electric hob and electric oven with cooker hood, inset one and a half bowl ceramic sink unit with mixer taps, ample roll top work surfaces, with built in fridge freezer along with washing machine, dishwasher, tumble dryer and bin finished with under heated wooden flooring with feature lighting and ample space for table and chairs. Sound proofed double glazed patio doors leading to the rear aspect of the property.

**STAIRS/LANDINGS** Having a really spacious and airy feeling the neutrally painted stairs and landing areas has doors that lead to the bedrooms and a family bathroom.

**MASTER BEDROOM** 23' 9" x 11' 1" (7.25m x 3.38m) This spacious attic room enjoys ample space for wardrobes and other furniture with double central heating radiator, carpeted flooring





and sound proofed double glazed skylights overlooking the front and rear aspect of the property with door leading to ensuite

**ENSUITE** Fitted with a modern white low level WC, inset to vanity unit wash hand basin and fully laminated square shower cubicle with electric shower and glass surround. The rest of this fully laminated bathroom benefits from vinyl flooring, extractor fan and skylight window to rear aspect.

**BEDROOM TWO** 11' 9" x 9' 4" (3.60m x 2.87m) Another double room featuring adequate space for wardrobes and units with double central heating radiator, carpeted flooring and sound proofed double glazed window overlooking the rear aspect of the property.

**BEDROOM ONE** 10' 11" x 9' 4" (3.33m x 2.87m) This room offers adequate proportions for a double bed and wardrobe or could be used as a great office space. There is a double central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

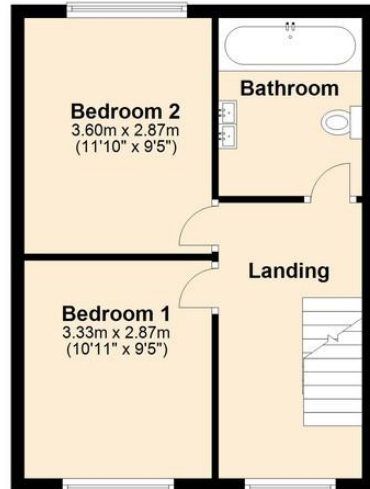
**FAMILY BATHROOM** Fitted with a modern white suite which features a panel bath with mixer tap, low level W.C and twin wash basins with enclosed units. This fully laminated bathroom benefits from a central heated towel rail and built in storage cupboard with vinyl flooring and a sound proofed doubled glazed opaque window to rear aspect.

**REAR OF PROPERTY** Pulling off a private rear entrance through gated access you are greeted with landscaped low level stoned area with space for four vehicles and paved area to the side of the property with fenced borders and large outbuilding with electrics with the potential of being an annex

**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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