



**Lincroft Crescent Coundon Coventry CV5 8GX**  
**£280,000**

**Benburys**  
SALES AND LETTINGS

Extended three bedroom family home in the area of Lincroft Crescent, Coventry, is ideal for those seeking space and versatility. Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining. The heart of the home is the open-planned kitchen, which has been thoughtfully designed to create a warm and welcoming atmosphere. This home presents a wonderful opportunity for those looking to settle in a modern family residence. The boarded loft offers extra storage space, catering to the needs of a growing family.

**Entrance**  
**5'2" x 11'5" (1.6 x 3.5)**

PVC entrance door, laminate flooring, door leading to WC and lounge. Understairs cupboard. Stairs Leading to first floor

**WC**  
**3'3" x 5'6" (1 x 1.7)**

Laminate flooring, low level WC, pedestal wash basin, extractor fan and a heated towel radiator

**Lounge**  
**11'5" x 9'10" x 13'5" (3.5 x 3 x 4.1)**

Laminate flooring, double central heating radiator, double glazed bay window with fitted blinds

**Dining Room**  
**6'2" x 9'6" (1.9 x 2.9)**

Laminate flooring

**Kitchen**  
**10'9" x 10'9" (3.3 x 3.3)**

Extended, tiled flooring with matching walls and base units with tiled splashbacks, spot lights, integrated dishwasher, washing machine, under counter fridge and freezer, Range cooker with extractor over, vertical radiator, French doors leading into the garden, double glazed windows to the rear aspect. Velux Windows

**Bedroom 1**  
**12'1"x 9'10" (3.7x 3)**

Front double glazed bay window with fitted blinds, carpeted floor, double central heating radiator

**Bedroom 2**  
**10'2"x 8'6" (3.1x 2.6)**

Double glazed window to the rear aspect with fitted blinds, carpeted floor, central heating radiator and wardrobe

**Bedroom 3**  
**9'6" x 7'10" (2.9 x 2.4)**

Double glazed window to the front Aspect with fitted blinds, carpeted floor and a single central heating radiator

**Bathroom**  
**5'10" x 5'2" (1.8 x 1.6 )**

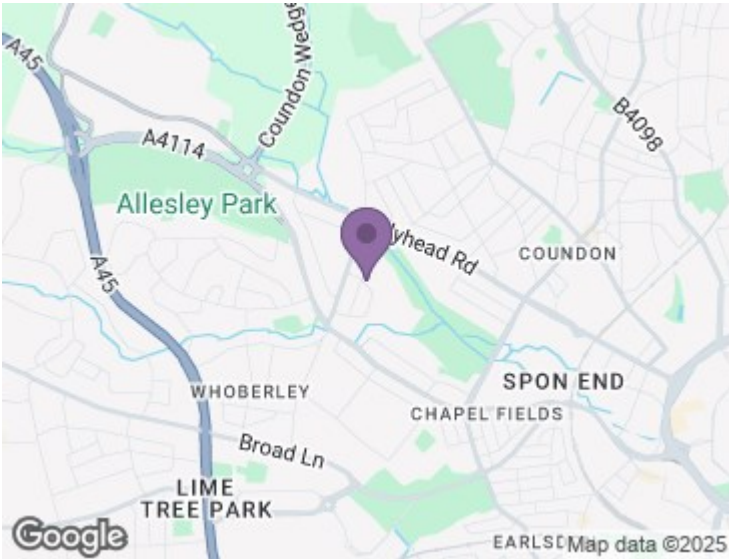
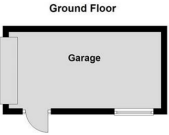
Fitted with a modern white suite which features a panel bath with mixer-shower and glass screen, close coupled W.C and wash basin. This fully tiled bathroom benefits from a heated towel rail, tiled flooring and a doubled glazed opaque window to rear aspect with fitted blinds.

**Agency Notes**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
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6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Tenure-Freehold**

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.



**DISCLAIMER**

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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