







Lilleburne Drive
Nuneaton
£330,000

\*\*\* VERY NICELY SITUATED 4 BEDROOM DETACHED FAMILY HOME ~ POPULAR DEVELOPMENT ~ VIEWING ADVISED \*\*\*. For sale with MARK WEBSTER estate agents is this modern detached property offering a good range of accommodation briefly comprising: Guest WC, lounge, dining room, kitchen, utility room, 4 bedrooms, en-suite, bathroom. good sized driveway and a single garage.

#### **RECEPTION HALL**

Opaque double glazed composite style entrance door, luxury vin yl tile wooden effect flooring, single panelled radiator, stairs leading off to the first floor landing and oak doors to...

#### GUEST WC 5'4" x 2'8" (1.63m x 0.81m)

Opaque double glazed window to front aspect, grey radiator, low level WC and a wash basin with useful storage beneath.

#### LOUNGE 12' 4" x 14' 4" plus bay window (3.76m x 4.37m)

Double glazed square bay window to front aspect, vertical and horizontal grey radiators, feature panelled wall and an arched opening to...

#### DINING ROOM 11' 4" x 8' 0" (3.45m x 2.44m)

Double glazed French doors leading out to the rear garden, laminated wooden effect flooring, feature panelled wall, grey radiator and a door to the kitchen.

#### KITCHEN 11'4" x 16' 3" maximum (3.45m x 4.95m)

(9'3" minimum width) Double glazed window to rear aspect, double glazed French doors leading out to the rear garden, tiled floor, grey radiator, door to a useful under stairs storage cupboard, range of fitted base and eye level units, roll edge work surfaces, inset electric oven and gas hob, space for an American style fridge freezer, space and plumbing for a dishwasher, tiled splash back areas and a door to...

# UTILITY ROOM 6' 6" x 5' 3" (1.98m x 1.6m)

Double glazed side entrance door, tiled floor, single panelled radiator, wall mounted Ideal central heating boiler, double base unit, roll edge work surface, stainless steel sink, space and plumbing for a washing machine and tiled splash back areas.

#### FIRST FLOOR LANDING

Access to the roof storage space, oak door to the airing cupboard and further oak doors to...

# BEDROOM ONE 11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to rear aspect, single panelled radiator and an oak door to...

## ENSUITE 4'0" x 4' 5" (1.22m x 1.35m)

PVC panelled ceiling with recessed LED ceiling down lights, grey radiator, luxury vinyl tile flooring, low level WC, wash basin with useful vanity storage beneath, tiled splash back areas, tiled shower cubicle having a chrome mixer style shower.







# BEDROOM TWO 13'6" x 8'7" (4.11m x 2.62m)

Double glazed window to rear aspect and a single panelled radiator.

# BEDROOM THREE 14'9" x 8'8" (4.5m x 2.64m)

Double glazed window to front aspect, grey radiator and laminated wooden effect flooring.

# BEDROOM FOUR 8'10" x 11'4" maximum (2.69m x 3.45m)

Double glazed window to front aspect, grey radiator and a feature panelled wall.

# BATHROOM 7' 4" x 6' 2" maximum (2.24m x 1.88m)

Having tiled walls, opaque double glazed window to front aspect, luxury vinyl tile flooring, chrome towel radiator, low level WC, good sized wash basin with useful vanity storage drawers beneath, shower bath having a chrome mixer style shower over, PVC panelled ceiling with recessed LED down lights.

#### TO THE EXTERIOR

To the front of the property there is a good sized driveway providing ample off road parking and access to the garage. The rear garden is a good size being mainly laid to lawn with a paved patio and fenced boundaries.

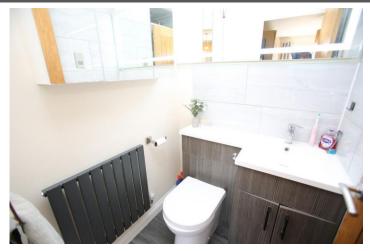
**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.







# Misrepresentation Act 1937 - These details are prepared as a general guide inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any sale of the property. Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only. working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to

loss other than when specific information has been requested.

Sat: 9:00am - 4:00pm Mon – Fri: 9:00am – 5:30pm 777 027 72810

CV9 1AD Atherstone, Warwickshire 131 Long Street







