



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 vinyl 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).

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1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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