

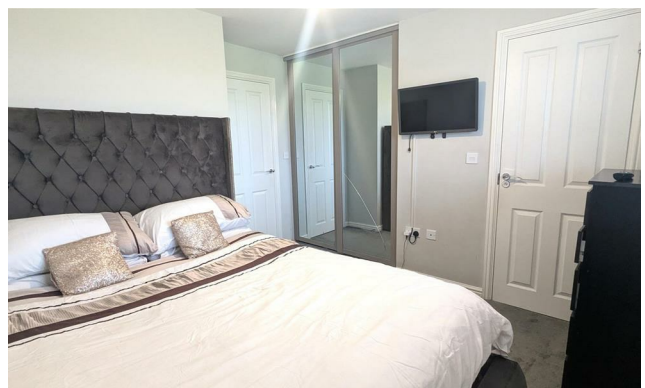


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# For Sale

Tel: 024 7635 7645



**Offers Over £300,000**

32 Duckpond Lane, Weddington, Nuneaton CV10 0FH



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

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A truly handsome detached house, located in the desirable village of Weddington, Nuneaton, offers a graceful abode for any family aspiring for a refined quality of living. This elegant property boasts three bedrooms, with a well-appointed kitchen, and a spacious garden, perfect for family gatherings and outdoor activities. The luxurious design includes one bathroom, one ensuite, and a convenient downstairs WC, providing ample accommodation for every member of the household.

Situated within the catchment of the esteemed Higham Lane School, this home presents an exceptional opportunity for families seeking an educational advantage for their children. Furthermore, the property's proximity to the A5 and motorways lends itself to effortless travel and convenient access to the town centre, ensuring both practicality and convenience in daily life.

Amenities such as a garage and driveway offer ease and convenience for upsizers seeking additional space for vehicles and storage. The surrounding area boasts a vibrant community, with good bus services providing accessibility and connectivity to all desired destinations.

This delightful property, in good condition, awaits a discerning family or those seeking to upsize in both style and comfort. Truly, an invitation to view this splendid abode is not to be missed.

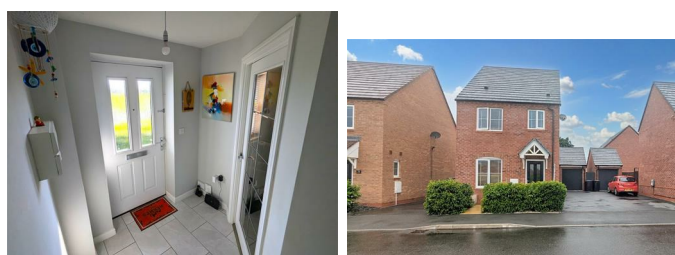
EPC: B

Tenure: Freehold

Service Charge: £150 per annum

Council Tax Band: C

### Entrance



Hedgerow frontage with driveway and garage at the side of the property and path leading to the front door beyond which is a hallway with doorway leading to the front room.

### Living Room 13'11" x 12'1" (4.256 x 3.687)



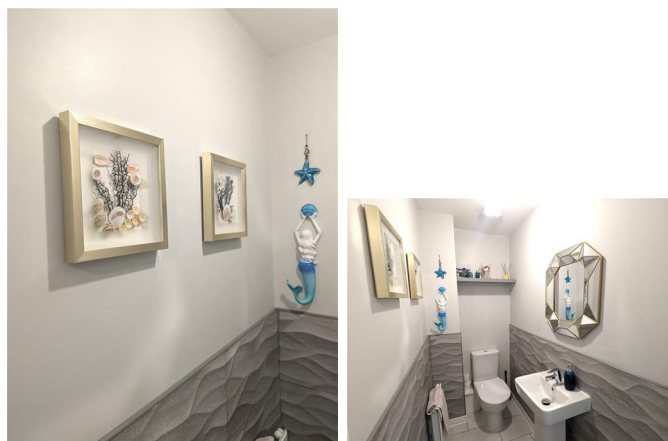
Good sized, cosy living room with views out onto open fields opposite. Modern glass door into kitchen and hallway let in lots of light.

### Kitchen Diner 13'1" x 15'4" (3.991 x 4.689)



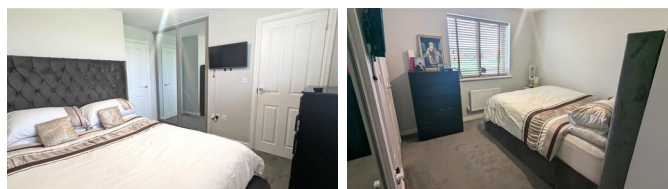
Modern and stylish kitchen and dining room with a light airy feel and patio doors out to the garden.

### Downstairs WC 6'1" x 5'1" (1.860 x 1.568)



Modern downstairs WC with Toilet and basin. Useful for visiting guests.

### Master Bedroom 11'0" x 9'8" max (3.375 x 2.949 max)



Double Master Bedroom with built in wardrobes and door to ensuite. Window facing front aspect.

**En Suite 5'6" x 5'9" (1.681 x 1.766)**



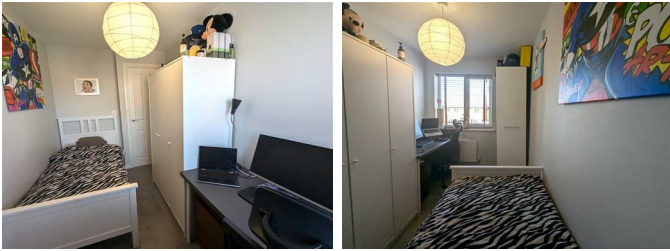
Handily appointed Ensuite Shower Room with Walk In Shower, Modern WC and Basin.

**Bedroom Two 10'10" x 8'6" (3.319 x 2.609)**



Good Sized double bedroom with window facing rear aspect.

**Bedroom Three 10'9" x 6'6" (3.3 x 2.00)**



Single Bedroom with window facing rear aspect. Could also be converted into handy office space for working from home.

**Family Bathroom 5'7" x 6'8" (1.708 x 2.038)**



Modern family bathroom with Walk In Shower, Basin and Modern WC Unit.

**Garden**



Good Sized and well maintained rear garden, with patio area and a lovely, low maintenance lawn. Access through side door to single garage.

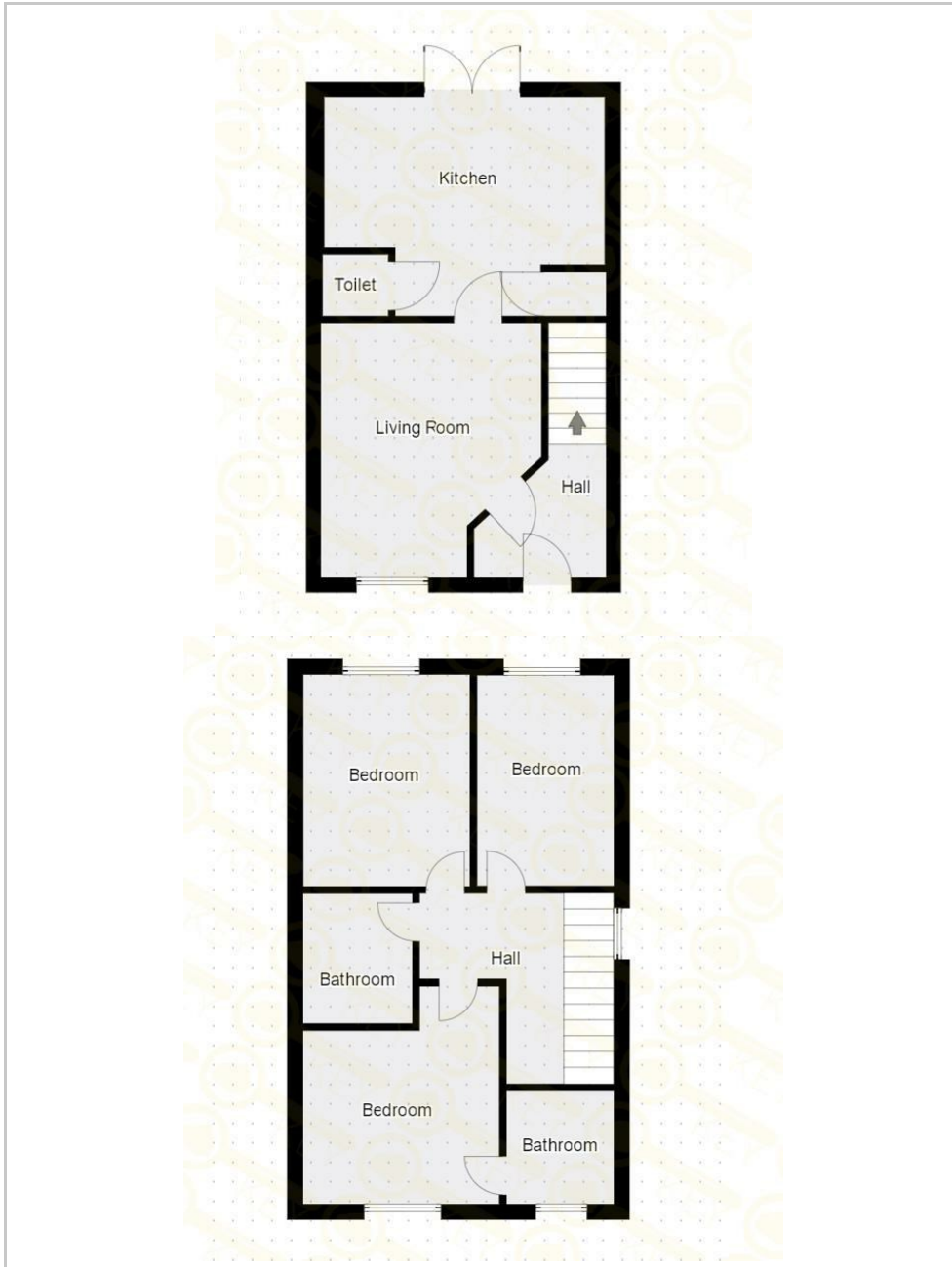
**Rental Yield**

£900-£1000

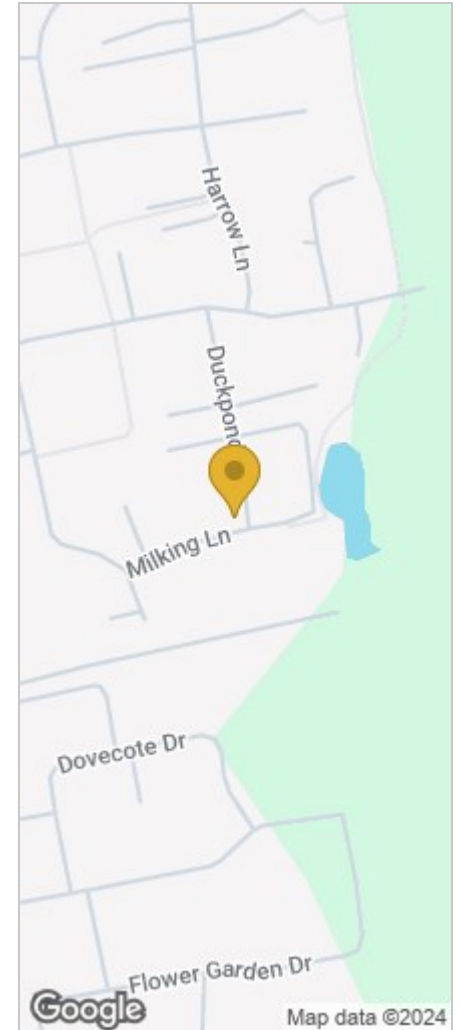
**Agents Notes**

We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

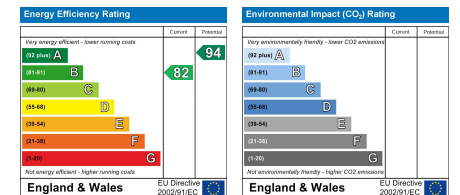
## Floor Plan



## Area Map



## Energy Efficiency Graph



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