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£240,000

15 Mendip Drive, Stockingford, Nuneaton CV10 8PT



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Welcome to this lovely and spacious 3 bedroom semi detached family home in Stockingford!

This property boasts a modern open plan living room /dining room, a conservatory, perfect for sitting watching the wildlife in the garden, a handy utility area and a modern kitchen. It also benefits from a large private driveway and garage. The garden is on two levels with easy to maintain lawn, stylish decking area and fir trees at the rear providing privacy.

Upstairs you will find 3 spacious bedrooms and a lovely family bathroom with both a bath and a freestanding shower.

This would be the perfect home for some first time buyers or a growing family starting out. A must view property!

Council Tax Band: B

EPC: C

Tenure: Freehold

Entrance



Welcoming hallway, perfect for taking off muddy boots. With tiled floor making cleaning simple!

Living/Dining Room 23'10" x 10'10" max (7.28 x 3.31 max)

Stylish, modern and open plan living diner with patio doors letting in lots of light from the conservatory.

Conservatory 8'9" x 8'3" max (2.69 x 2.54 max)



Conservatory looking out over the lovely garden. Perfect for sitting in the sunshine on those sunny days.

Kitchen 16'0" x 9'11" max (4.90 x 3.04 max)



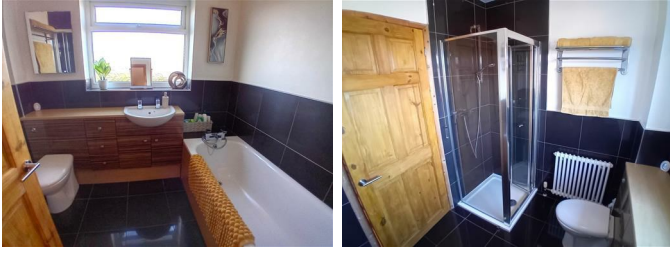
Modern kitchen with plenty of worktop space for appliances, glass display wall cabinet and a helpful pantry for storing food and cleaning supplies.

Garage Conversion 11'10" x 6'11" max (3.61 x 2.12 max)



Doubles up as a handy utility and storage area giving extra space for appliances and any extra storage required.

Bathroom 8'6" x 6'7" max (2.60 x 2.02 max)



Stylish bathroom with separate bath and shower, Modern black tiles and heated towel rail.

Master Bedroom 12'5" x 9'10" max (3.81 x 3.00 max)



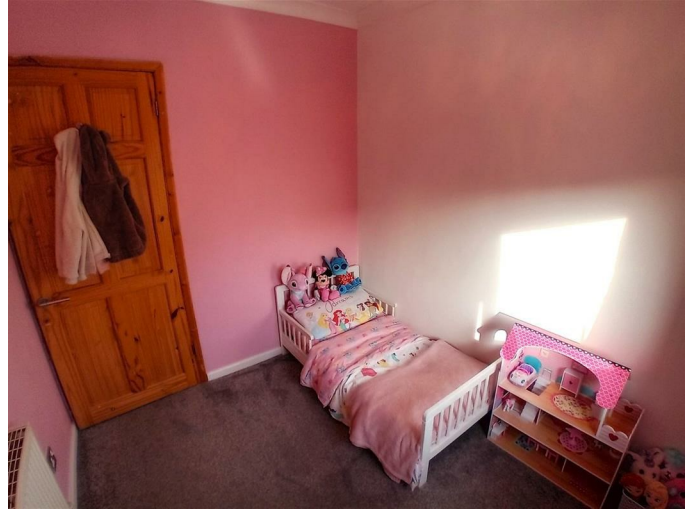
Spacious master bedroom with plenty of room for all your furniture.

Second Bedroom 13'4" x 8'5" max (4.08 x 2.59 max)



Generous second bedroom with plenty of space for a double bed and any extra furniture needed.

Third Bedroom 8'3" x 7'1" max (2.53 x 2.18 max)



Single bedroom that could easily double as a nursery or office space if required.

Garden



Beautiful decking area, low maintenance lawn and handy garden shed.

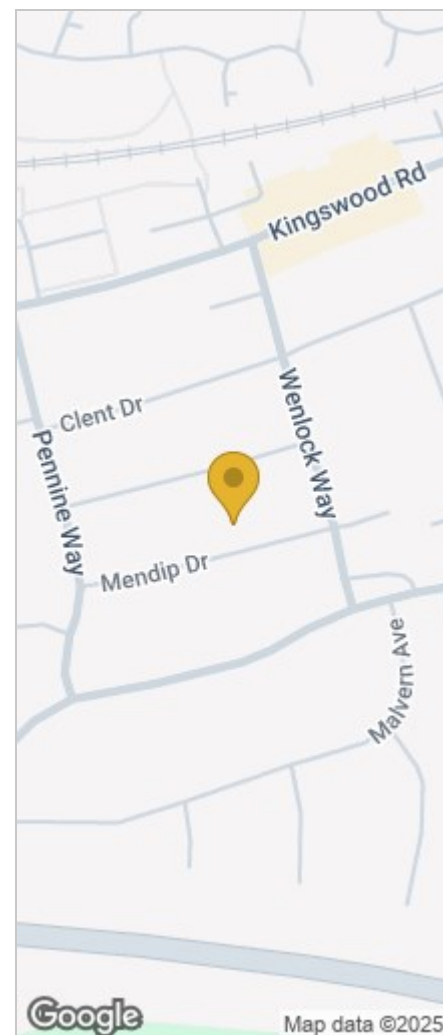
Agents Notes

Agents Note: 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.

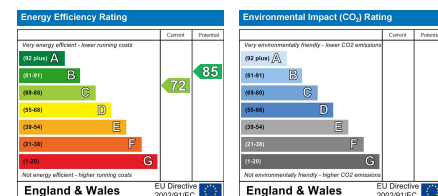
Floor Plan



Area Map



Energy Efficiency Graph



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2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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