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For Sale

Tel: 024 7635 7645



£545,000

38 Mill Lane, Bulkington, Bedworth CV12 9RU



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KEY ESTATE AGENTS

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Situated on a peaceful cul-de-sac with attractive countryside views to the front, this substantial four-bedroom detached home on Mill Lane offers excellent space and potential for modernisation.

The property features three generous double bedrooms and a good-sized single, all served by a family bathroom on the first floor. Downstairs, there is a large living room, a separate kitchen/diner, with both the dining and living rooms benefiting from patio doors opening onto a very spacious rear garden – ideal for families and outdoor entertaining. Additional features include a downstairs WC, a garage to the front, and a large driveway providing ample off-road parking. The front garden is neatly manicured, adding to the home's attractive kerb appeal.

While the property would benefit from updating throughout, it presents an exciting opportunity for buyers seeking a substantial family home in the sought-after village of Bulkington, with scope to create a stunning modern residence.

EPC: D

Council Tax Band: E

Tenure: Freehold

Entrance



Enjoy a large frontage with spacious driveway providing ample parking and a generous front garden.

Lounge 28'3" x 12'5" (8.62 x 3.8)



A very generously sized room with double aspect windows letting in ample light and patio doors leading into the garden.

Kitchen 13'4" x 7'11" (4.07 x 2.42)



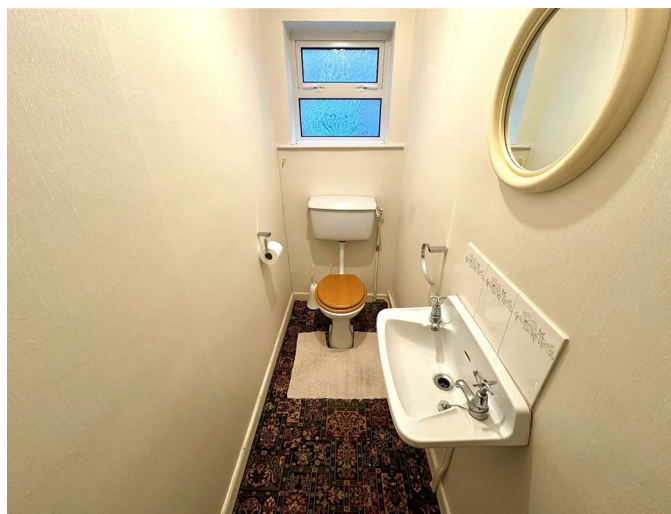
A well laid out kitchen with wall and base cabinets and space for all appliances. Access to side entrance and garden from the kitchen.

Dining Room 12'4" x 10'9" (3.76 x 3.3)



A good sized room with patio doors leading to the garden.

Downstairs W/C 7'10" x 2'11" (2.4 x 0.91)



A convenient downstairs toilet with two piece suite comprising low level wc, and hand wash basin.

Garage 18'11" x 9'8" (5.77 x 2.96)

The property benefits from a spacious single garage attached to the front of the property, perfect for extra storage.

Bedroom One 10'3" x 12'7" (3.14 x 3.86)



A spacious double bedroom featuring built-in wardrobes and a large front facing window enjoying the lovely countryside views.

Bedroom Two 11'9" x 8'9" (3.60 x 2.69)



A well proportioned double bedroom with built-in wardrobes and a large front aspect window with views overlooking the countryside.

Bedroom Three 11'6" x 9'4" (3.53 x 2.86)



A comfortable double bedroom benefiting from built-in wardrobes and a pleasant rear aspect.

Bedroom Four 8'4" x 8'6" (2.56 x 2.61)



A generous single bedroom with a rear aspect window, offering a bright and versatile space.

Bathroom 8'4" x 7'3" (2.55 x 2.22)



A good sized bathroom fitted with a modern white suite comprising a shower over bath, wash basin and WC.

Garden



An extensive garden, mainly laid to lawn with a patio area, offering excellent space for outdoor activities.

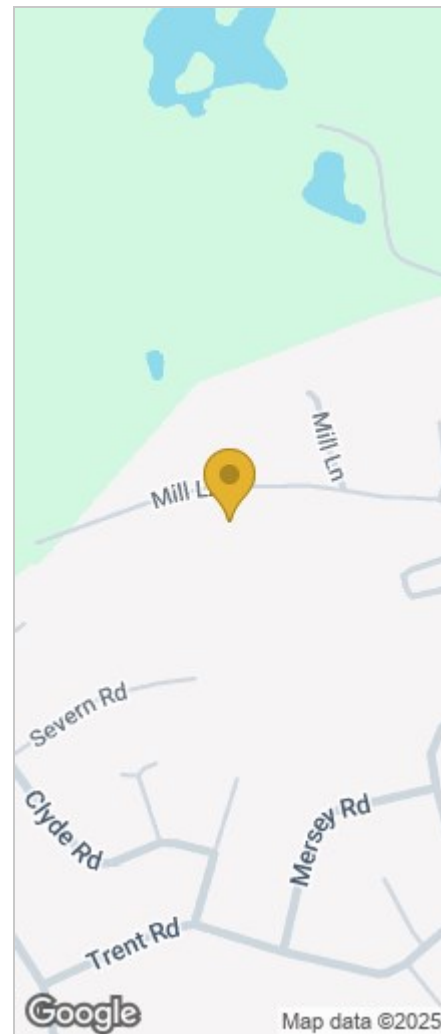
Agents Notes

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.

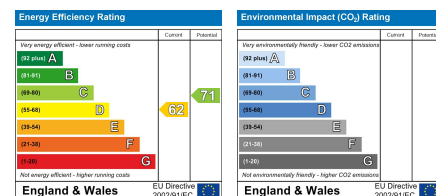
Floor Plan



Area Map



Energy Efficiency Graph



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