



**Alders Lane, Off Plough Hill Road
Nuneaton CV10 0PL
Asking Price £316,500**

Pointons Estate Agents are delighted to offer for sale with well presented detached cottage built circa 1850's with many pleasing and quirky features a place of this sought you would expect to find. The property was originally two however was made into one to create this spacious family home located in quaint lane on the outskirts of Chapel End. The accommodation comprises of a large living room with bay window and inglenook fireplace, dining room, fitted kitchen and bathroom. To the first floor there are three bedrooms, and a separate W.C, and eaves storage area. Outside there are gardens to side and rear, as well as a hardstanding and access to garage. An internal inspection is strongly recommended to appreciate the size and quality of space to this family home and viewings are by prior appointment via the agent. For council tax purposes this has been banded a 'D' rate with the local authority being Nuneaton & Bedworth Borough Council We are informed this property is offered with NO CHAIN.



Entrance

Via double glazed entrance door leading into:

Living Room

14'5" x 37'6" (4.40m x 11.42m)

Double glazed bow window to side, two double glazed windows to front, window to front, feature inglenook fireplace with brick built surround and grate in chimney, double radiator, radiator, telephone point, TV point, wall lights with exposed beams, opening to:

Dining Room

9'9" x 12'9" (2.98m x 3.89m)

Radiator, stairs to first floor landing with Victorian effect wrought iron style spindles, double glazed french double doors to garden, door to bathroom and opening to:

Fitted Kitchen

11'7" x 14'1" (3.52m x 4.30m)

Fitted with a matching range of base and units with worktop space over, twin bowl butler style sink with stainless steel swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fan assisted oven, four ring hob with extractor hood over, two double glazed windows to rear, quarry tiled flooring, door to:

Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, tiled surround, obscure double glazed window to rear, heated towel rail, ceramic tiled flooring.

Landing

Doors to:

Bedroom

14'3" x 14'2" (4.34m x 4.31m)

Double glazed window to front, radiator, door to:

Eaves

Bedroom

10'9" x 12'5" (3.28m x 3.78m)

Window to front, radiator.

Eaves

Bedroom

14'4" x 9'6" (4.37m x 2.90m)

Window to front, radiator, opening to:

WC

Low level W.C.

Garage

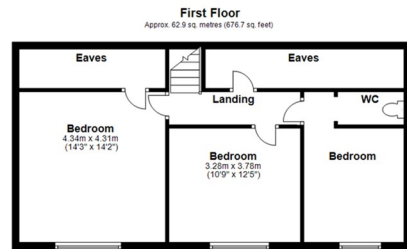
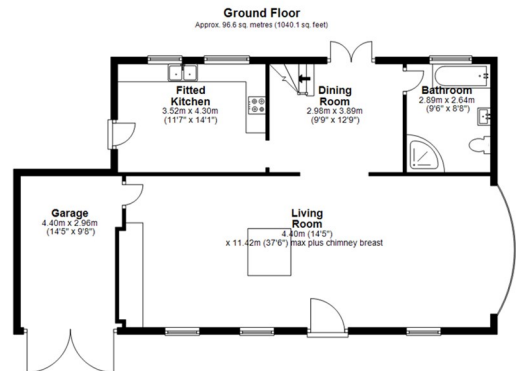
Opening double doors for vehicle access as well as personal door to garden, power and light

Outside

To the rear are enclosed gardens to both side and rear with paved patio areas, lawns and shrub borders. Further pedestrian access all around the cottage is evident. To the front is a hardstanding and path leading to front door as well as access to garage

General

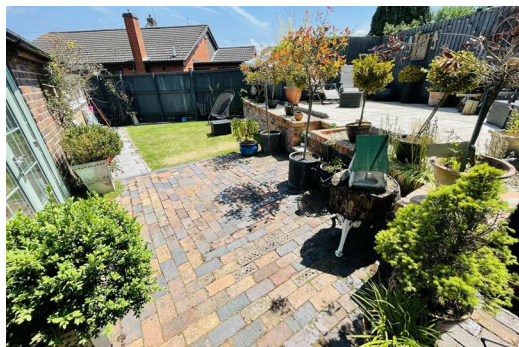
Please Note: Whilst every attempt has been made to provide the correct information, potential buyer should verify these points for themselves. All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 159.5 sq. metres (1716.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81
			51

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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