

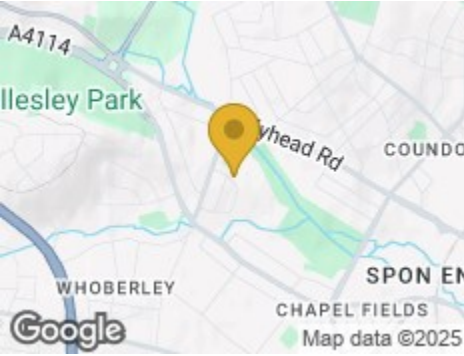
Road Map



Hybrid Map

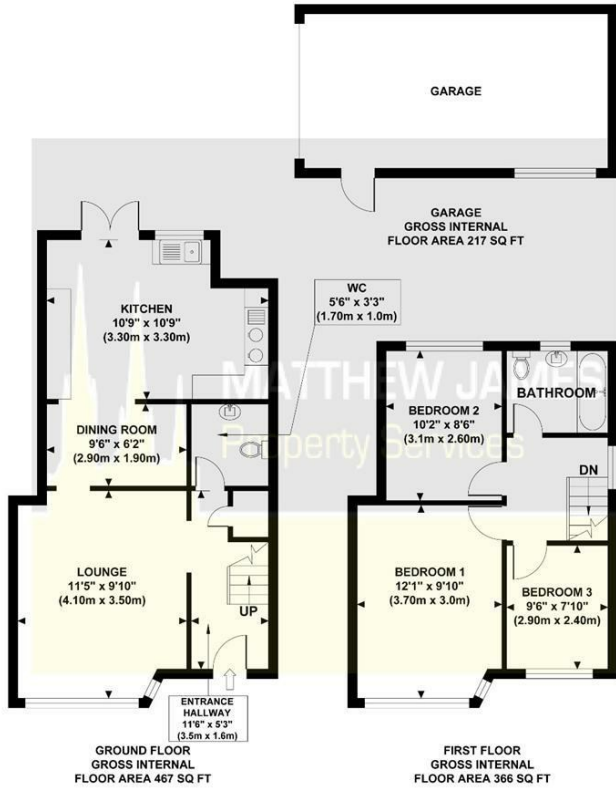


Terrain Map



Floor Plan

138 LINCROFT CRESCENT
Approximate Gross Internal Area
1050 sq ft / 97.54 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter



MATTHEW JAMES
Property Services



138 Lincroft Crescent
Chapelfields, Coventry CV5 8GX

£280,000

3 1 2 D



138 Lincroft Crescent

Chapelfields, Coventry CV5 8GX

£280,000



Front Garden

Laid to paving with fenced perimeter, pedestrian gate to the side leads to the garden area and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor, under stairs storage and doors leading off to:

Ground Floor WC

5'9 x 3'4

Having low level flush WC, vanity wash hand basin, heated ladder style towel rail and extractor.

Living Room

13'5 x 11'5

Having a PVCu double glazed window to the front elevation and doorway that leads to the:

Dining Room

9'6 x 6'2

Having ample space for table and chairs and opening to:

Open Plan Kitchen

10'9 x 10'9

Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation, two Velux windows, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, fridge and freezer, utility cupboard housing the tumble dryer and plumbing for a washing machine, space for a range cooker with extractor over and tiling to all splash prone areas.

First Floor Landing

With balustrade, access to the loft area (with pull-down ladder, boarded and lighting) and doors leading off to:

Bedroom One

12'1 x 9'10

Having a PVCu double glazed window to the front elevation.

Bedroom Two

10'2 x 8'6

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

9'6 x 7'10

Having a PVCu double glazed window to the front elevation.

Family Bathroom

5'10 x 5'4

Having a PVCu double obscure glazed window to the rear elevation with modern new suite comprising of p-bath with rain head shower over, vanity low level flush WC with wash hand basin with storage beneath, extractor and tiling to all splash prone areas.

Rear Garden

Bing tiered with paved patio areas, mainly laid to artificial lawn, fenced perimeters, pedestrian gate that leads to the front elevation and access to the:

Garage / Home Office / Playroom / Garden Bar

(Not Measured - having a PVCu double glazed window and door to the side elevation, up and over door, power and lighting. Perfect for those looking for a home office, play room, hobby room, studio or garden bar.

