



## 22 Ingleton Close | Nuneaton | CV11 6WB

Asking Price Of £299,950

\*\*\*THREE BEDROOM DETACHED FAMILY HOME\*\*\*WELL PRESENTED THROUGHOUT\*\*\*POPULAR RESIDENTIAL AREA IN NUNEATON\*\*\* In brief the property comprises; entrance hall, lounge, dining room, fitted kitchen, utility room, and ground floor WC. To the first floor are three good size bedrooms, including master with en-suite, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, front drive, storage with electric roller door, side access, and generous rear garden. Freehold. Council Tax Band D. EPC Rating D.

- Detached Family Home
- Three Double Bedrooms
- Well Presented Throughout
- Two Bathrooms
- Fitted Kitchen & Utility Room



## Property Description

\*\*\*THREE BEDROOM DETACHED FAMILY HOME\*\*\*WELL PRESENTED THROUGHOUT\*\*\*POPULAR RESIDENTIAL AREA IN NUNEATON\*\*\* In brief the property comprises; entrance hall, lounge, dining room, fitted kitchen, utility room, and ground floor WC. To the first floor are three good size bedrooms, including master with en-suite, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, front drive, storage with electric roller door, side access, and generous rear garden. Freehold. Council Tax Band D. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via obscure UPVC double glazed door, panel radiator, stairs ascending to first floor landing, door opening to;

### LOUNGE

16' 9" x 11' 7" (5.11m x 3.53m) With UPVC double glazed window to front bay aspect, panel radiator, and opening into;

### DINING ROOM

9'5" x 8'9" With UPVC double glazed window to rear aspect, panel radiator, door to;

### KITCHEN

9' 7" x 9' 9" (2.92m x 2.97m) With UPVC double glazed window to rear aspect, panel radiator. A modern range of wall and base units with roll top work surfaces, inset one and half bowl quartz sink and drainage unit, built in double electric oven with electric hob, and extractor hood, plumbing for washing machine and dishwasher, door to utility room, and opening into;

### LOBBY

With obscure UPVC double glazed door leading to side access, door to;

### GROUND FLOOR WC

With obscure UPVC double glazed window to rear aspect, low level

WC, wash basin set in floating vanity unit, heated towel rail.

### UTILITY ROOM

8' 9" x 7' 4" (2.67m x 2.24m) With work tops and under counter space and for fridge/ freezer, and plumbing for washing machine.

### LANDING

Access to the loft hatch, doors to;

### BEDROOM ONE

12' 6" x 11' 5" (3.81m x 3.48m) With UPVC double glazed window to front aspect, panel radiator, built in wardrobes, over stairs airing cupboard housing gas central heating boiler, door to;

### ENSUITE

5' 5" x 4' 9" (1.65m x 1.45m) With obscure UPVC double glazed window to front aspect, shower cubicle, low level WC, wash basin set in floating vanity unit, heated chrome towel rail, and extractor fan.

### BEDROOM TWO

14' 2" x 8' 1" (4.32m x 2.46m) With UPVC double glazed window to front and rear aspects, panel radiator.

### BEDROOM THREE

9' 6" x 8' 2" (2.9m x 2.49m) With UPVC double glazed window to rear aspect, panel radiator, built in cupboard.

### FAMILY BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m) With obscure UPVC double glazed window to rear aspect, panelled bath with shower over, low level WC, wash basin set in vanity unit, heated chrome towel rail, extractor fan.

### STORAGE

7' 7" x 8' 1" (2.31m x 2.46m) With electric roller door.

### OUTSIDE

To the front is a tarmac drive providing off road parking, laid to lawn

with paved pathway leading to entrance door and side gate.  
Paved patio area to the rear with laid to lawn and surrounding fence panels. Purpose built composite shed.

#### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Rating D. Located in a low flood risk area.

The Vendor has informed the agents, they are not aware of any building safety issues.

The vendor has informed the agents they are not aware of any planning Considerations.

The Vendor has informed the agents construction is Standard Brick.

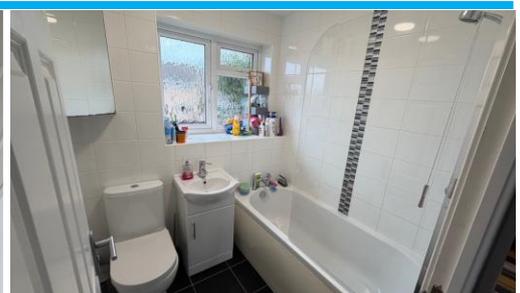
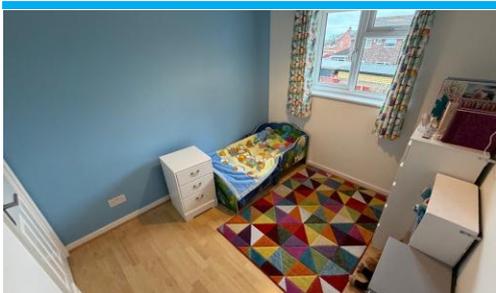
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

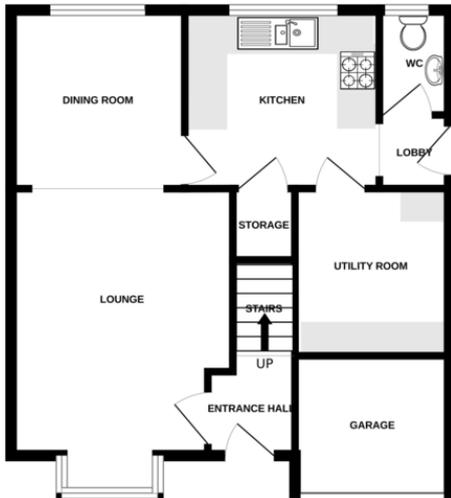
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

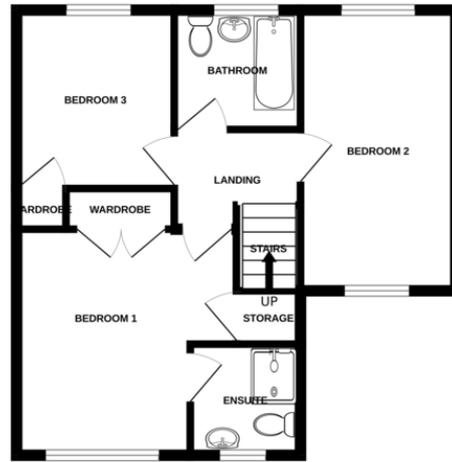
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62026

## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		