



## 14 Lakeside | Bedworth | CV12 8SP

\*\*\*DOUBLE STOREY EXTENDED DEATCHED PROPERTY LOCATED ON LAKESIDE\*\*\*SITUATED IN QUIET DESIRABLE CUL DE SAC LOCATION\*\*\* In brief the property comprises; entrance hall, spacious extended living room, separate extended dining room, fitted kitchen, utility room, and cloakroom WC. On the first floor are four bedrooms, and family bathroom, including a superb size master bedroom with en-suite. Also benefiting from UPVC double glazing, gas central heating, feature resin driveway, providing off road parking, single garage, and private rear garden. Freehold. Council Tax Band D. EPC Rating C.

## Asking Price Of £399,950

- Double Storey Extension
- Fantastic Space Throughout
- Generous Living & Dining Rooms
- Fitted Kitchen / Utility & WC
- Spacious Master Bedroom & Ensuite



## Property Description

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### ENTRANCE HALL

Access to the property via glazed wooden framed door, UPVC double glazed window to front aspect, stairs ascending to the first floor, under stairs storage cupboard, panel radiator, doors to;

### KITCHEN/BREAKFAST ROOM

13' 6" x 8' 4" (4.11m x 2.54m) With UPVC double glazed window to rear aspect. Kitchen comes with a range of wall and base units with contrasting work tops, inset one and half bowl ceramic sink and drainage unit, built in electric oven with gas hob and extractor hood. Breakfast bar with undercounter space for fridge and freezer. Panel radiator, Door leading to dining room, and door to;

### UTILITY ROOM

8' 6" x 8' 4" (2.59m x 2.54m) With UPVC double glazed window to rear aspect, obscure UPVC double glazed door leading to the garden. Work tops with inset stainless steel sink, and undercounter plumbing for dishwasher, and washing machine, and panel radiator. Door to;

### WC

With low level WC, and hand wash basin.

### EXTENDED DINING ROOM

9' 6" x 19' 3" (2.9m x 5.87m) With two sets of UPVC double glazed patio doors leading to the garden, panel radiator. Double glazed sliding patio doors, and archway opening into;

### EXTENDED LIVING ROOM

20' 4" x 21' 4" (6.2m x 6.5m) With UPVC double glazed windows to front aspect, panel radiator, and feature media wall, with built in electric fire.

### LANDING

With UPVC double glazed window to side aspect, access to loft with pull down ladders. Doors to;

### MASTER BEDROOM

22' 4" x 11' 5" (6.81m x 3.48m) With UPVC double glazed window to front aspect, panel radiator. Door to;

### ENSUITE

7' 8" x 8' 1" (2.34m x 2.46m) With obscure UPVC double glazed window to rear aspect, panel radiator, shower cubicle, low level WC, and wash basin.

### BEDROOM TWO

9' 3" x 15' 0" (2.82m x 4.57m) With UPVC double glazed window to rear aspect, panel radiator, with built in walk in wardrobe.

### BEDROOM THREE

10' 9" x 7' 8" (3.28m x 2.34m) With UPVC double glazed window to front aspect, panel radiator, built in wardrobe.

### BEDROOM FOUR

10' 5" x 6' 5" (3.18m x 1.96m) With UPVC double glazed window to front aspect, panel radiator, built in cupboard.

### FAMILY BATHROOM

10' 6" x 6' 4" (3.2m x 1.93m) With obscure UPVC double glazed window to rear aspect, panel radiator. Panelled bath, low level WC, wash basin, built in cupboard, and location of gas central heating boiler.

## GARAGE

17' 3" x 8' 7" (5.26m x 2.62m) With electric up and over door, electric power and fixed lighting.

## OUTSIDE

To the front is a resin design driveway, providing off road parking for several vehicles, and access to the garage. Side borders.

To the rear is a paved patio area's with feature pagola, summer house/shed, and greenhouse. Side borders, and side path for access.

## GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC

Rating C. 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.

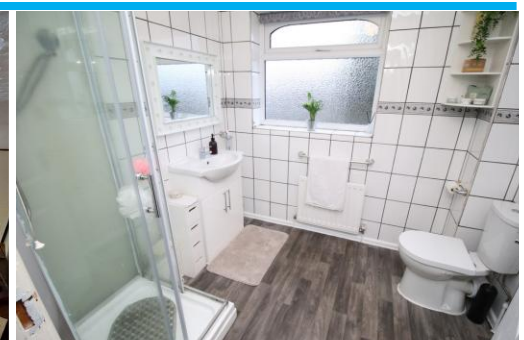
The Vendor has informed the agents construction is Standard Brick.

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

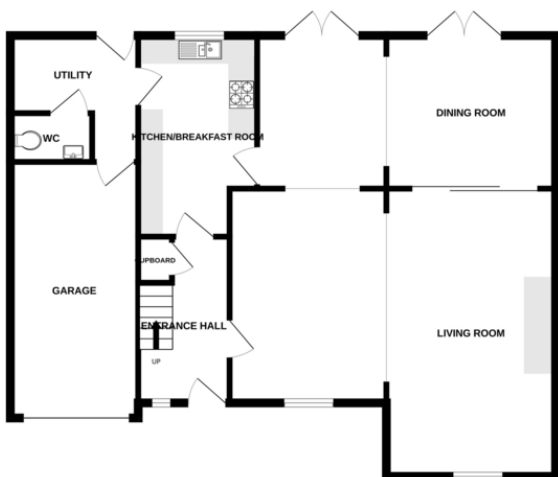
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.



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.  
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## 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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		