



3 Bedroom House - Detached
located on Leaward Close,
Nuneaton
£245,000

UP Estates



****Three bedroom detached home set on a generous corner plot in the Stockingford area of Nuneaton, this three-bedroom detached home offers bright, spacious and practical living throughout.****

The ground floor features a large, airy living room with option to utilise as living/ dining area, with French doors that open directly onto the rear garden—providing both an abundance of natural light and a seamless indoor/outdoor flow. The kitchen also benefits from rear garden access and is fitted with ample storage cupboards, making it a practical and functional space for everyday use. Upstairs, the home offers three generous bedrooms with some built in storage cupboards along with the family bathroom with both shower and bath facilities. Externally, the property includes a private driveway with parking for two cars and a single garage, offering secure parking and valuable additional storage. This property would be perfect for growing families or anyone seeking a well-located home with space both inside and out. This property also sits close to local shops, schools and amenities, with Lingmoor Park just a short stroll away for weekend walks. It is also a short drive to Nuneaton Town Centre and has good road links to Coventry and Birmingham.

£245,000

- THREE BEDROOM DETACHED HOME
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- PRACTICAL KITCHEN WITH AMPLE STORAGE CUPBOARDS
- CORNER PLOT POSITION OFFERING ADDITIONAL OUTDOOR SPACE
- PRIVATE DRIVEWAY WITH PARKING FOR TWO VEHICLES
- SINGLE GARAGE PROVIDING SECURE PARKING AND EXTRA STORAGE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL FAMILY HOME





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Leaward Close, Nuneaton





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