



CARTER

# 1 Lantern Yard, Nuneaton

Guide Price £300,000





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PROPERTY EXPERTS

# 1 Lantern Yard

Nuneaton

Modern detached house with 3 bedrooms, 3 bathrooms, stylish kitchen, open-plan dining, 2 home offices, garage, driveway, and landscaped gardens in a sought-after location. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Large Corner Plot
- Patio seating area
- Beautifully maintained garden
- Off-road parking
- Detached garage
- Modern kitchen units
- Service Charge £105.22 PA
- 3 Bed detached property
- Stylish modern bathrooms
- Abundant natural light





### Lounge

16' 5" x 9' 9" (5.00m x 2.96m)

A beautifully presented and generously proportioned lounge, finished in a contemporary style with striking deep blue décor creating a warm and inviting atmosphere. The room benefits from a large set of French doors that allow an abundance of natural light to flood the space while providing direct access to the rear garden, ideal for indoor-outdoor living and entertaining. There is ample room for a range of comfortable seating and additional furnishings, complemented by neutral carpeting and tasteful décor throughout. A versatile family living space, perfect for both relaxing and socialising.

### Kitchen / diner

16' 4" x 9' 5" (4.97m x 2.88m)

A stylish open-plan kitchen/dining room, ideal for modern family living. The contemporary kitchen is fitted with a range of wall and base units, contrasting work surfaces, integrated appliances and attractive metro-tile splashbacks. A large window provides excellent natural light, while the dining area comfortably accommodates a family-sized table and chairs. Finished with practical flooring throughout, this versatile space is perfect for everyday use and entertaining alike.

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### Hallway

A welcoming entrance hall providing access to the principal ground floor accommodation. The space is bright and well presented, featuring practical flooring, neutral décor and a staircase rising to the first floor. Offering useful circulation space and access to a convenient storage cupboard, the hallway creates an inviting first impression upon entering the home.

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### Wc

A modern ground floor cloakroom fitted with a low-level WC and wash hand basin. Finished with contemporary décor and practical flooring, the room provides a convenient facility for guests and everyday family use. A useful addition to the ground floor accommodation.

### Bedroom 1

12' 3" x 9' 11" (3.73m x 3.03m)

A spacious and well-presented principal bedroom offering ample room for a double bed and a range of freestanding furniture. The room benefits from dual-aspect windows, allowing plenty of natural light to create a bright and airy feel. Finished in a stylish and contemporary décor with neutral carpeting, this comfortable room provides an ideal retreat at the end of the day.

### En-suite

9' 10" x 3' 9" (3.00m x 1.15m)

A modern en-suite shower room fitted with a contemporary white suite comprising a shower enclosure, low-level WC and wash hand basin. The room is finished with stylish tiling, a heated towel rail and practical flooring, creating a clean and functional space that complements the principal bedroom.



### Bedroom 2

9' 7" x 9' 1" (2.91m x 2.78m)

A generous double bedroom, beautifully presented and benefiting from dual-aspect windows that flood the room with natural light. Offering ample space for a double bed and additional bedroom furniture, the room is finished in neutral tones with fitted carpeting, creating a bright, comfortable and versatile space suitable for a range of needs.



### Bedroom 3

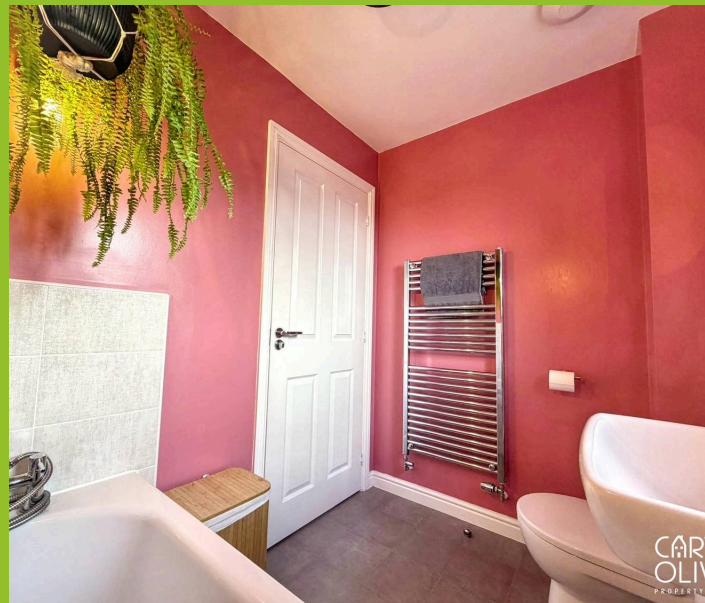
9' 8" x 6' 10" (2.94m x 2.08m)

A well-proportioned and versatile bedroom, currently utilised as a home office. The room enjoys plenty of natural light from a large window and offers ample space for a single bed, study area or additional furniture. Finished in a stylish contemporary décor with fitted carpeting, this adaptable room is ideal as a bedroom, nursery or workspace.

### Bathroom

6' 9" x 5' 5" (2.05m x 1.64m)

A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. The room is complemented by attractive tiling, a heated towel rail and a frosted window providing natural light and ventilation. Decorative feature lighting and hanging greenery create a stylish, spa-like atmosphere, making this a relaxing and practical space for everyday use.



## GARDEN

A beautifully maintained and fully enclosed rear garden, offering an excellent space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden features a paved patio seating area and a pathway leading through the centre, bordered by established planting and colourful flower beds. Enjoying a good degree of privacy, this attractive outdoor space is ideal for families, gardening enthusiasts and those looking to make the most of outdoor living.

### Garage

15' 8" x 7' 9" (4.77m x 2.37m)

### Driveway

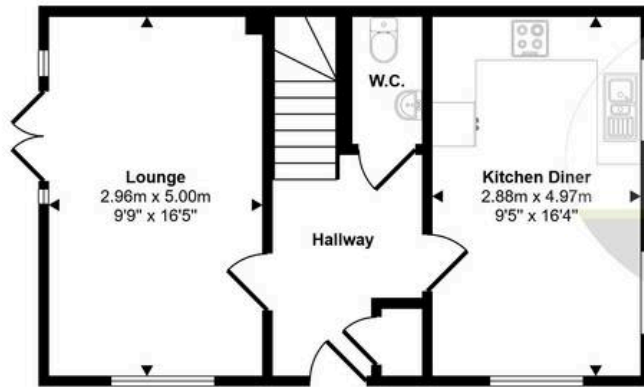
2 Parking Spaces

To the side of the property is a private driveway providing off-road parking and leading to a detached garage, offering excellent storage or additional parking. The property occupies a pleasant corner position with an attractive frontage and gated access to the rear garden, enhancing both practicality and kerb appeal.

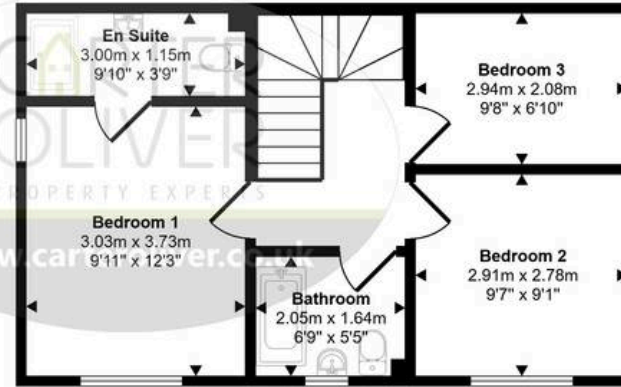




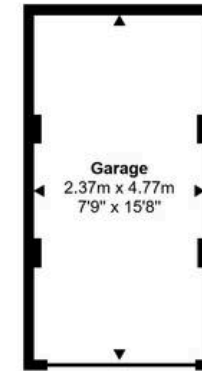
Approx Gross Internal Area  
94 sq m / 1012 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 42 sq m / 449 sq ft



Garage  
Approx 11 sq m / 122 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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