

**5 Bedroom House - Detached**  
**located on Lilleburne Drive,**  
**Nuneaton**  
**Offers Over £380,000**

**UP Estates**



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## Offers Over £380,000

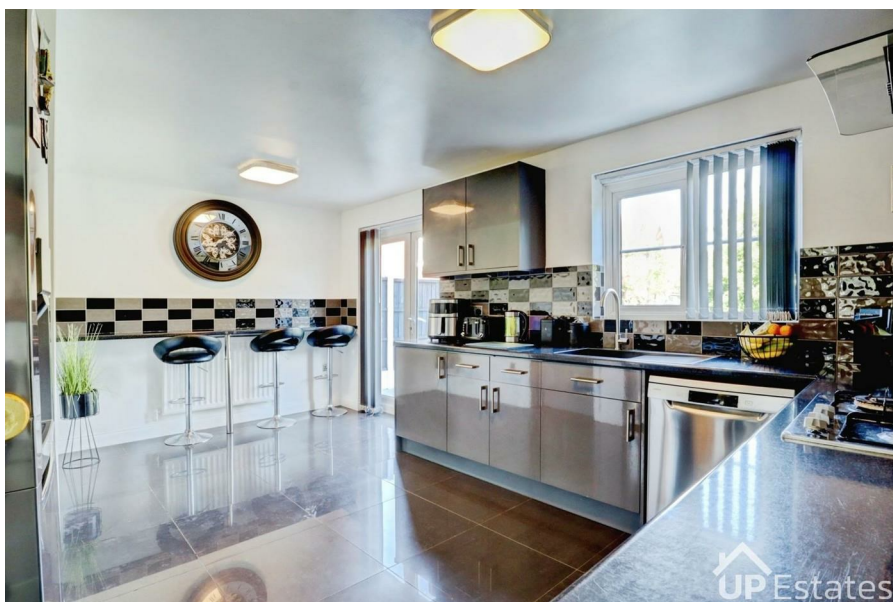
- DETACHED FAMILY RESIDENCE
- FIVE BEDROOMS
- TWO EN-SUITES + FAMILY BATHROOM + GROUND FLOOR WC
- TWO RECEPTION ROOMS + BREAKFAST KITCHEN
- SPACIOUS DRIVEWAY WITH PARKING FOR MULTI + LARGER VEHICLES
- PRIVATE REAR GARDEN
- UTILITY ROOM
- CIRCA 1450 sq ft in all
- QUIET TUCKED AWAY POSITION
- NEARBY TO RURAL WALKS & HARTSHILL HAYES COUNTRY PARK

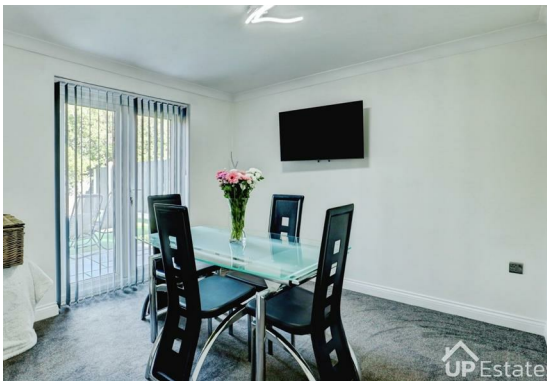
**\*\*Situating on a quiet tucked away position on "the Shires" estate in Nuneaton, this impressive five-bedroom detached family home occupies a lovely plot and offers versatile living space finished to a good standard throughout. \*\* Please note the floorplan is correct but this home layout is mirrored the other way from the floorplan.**

You are welcomed into the property via a bright and inviting hallway which leads through to the spacious front living room, enjoying pleasant views to the front aspect. Continuing through the hallway, the home opens into a modern breakfast kitchen, perfectly designed for family life and entertaining. The kitchen benefits from an abundance of contemporary units, ample worktop space and French doors opening onto the rear garden, flooding the space with natural light and seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a separate reception room, offering excellent flexibility and ideal for use as a formal dining room, home office or playroom. Completing the ground floor is a separate utility room and a downstairs WC, adding both convenience and practicality.

To the first floor, the property boasts five well-proportioned bedrooms, with the two main bedrooms each benefitting from their own private en-suite bathrooms. The remaining bedrooms are served by a family bathroom, complete with both bath and shower facilities, along with useful built-in storage.

Externally, the property continues to impress. To the front is a private driveway providing parking for multiple vehicles or even larger vehicles, alongside a single garage offering secure parking or additional storage. To the rear, the private garden features low maintenance upkeep and side elevation access and store areas. The property is in close proximity to Nathaniel Newton Infant School and Hartshill Academy, Galley Common Infants and Michael Drayton Junior. While the popular Triple 'A' Foodhall and a range of local amenities are just a short walk away





### **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.

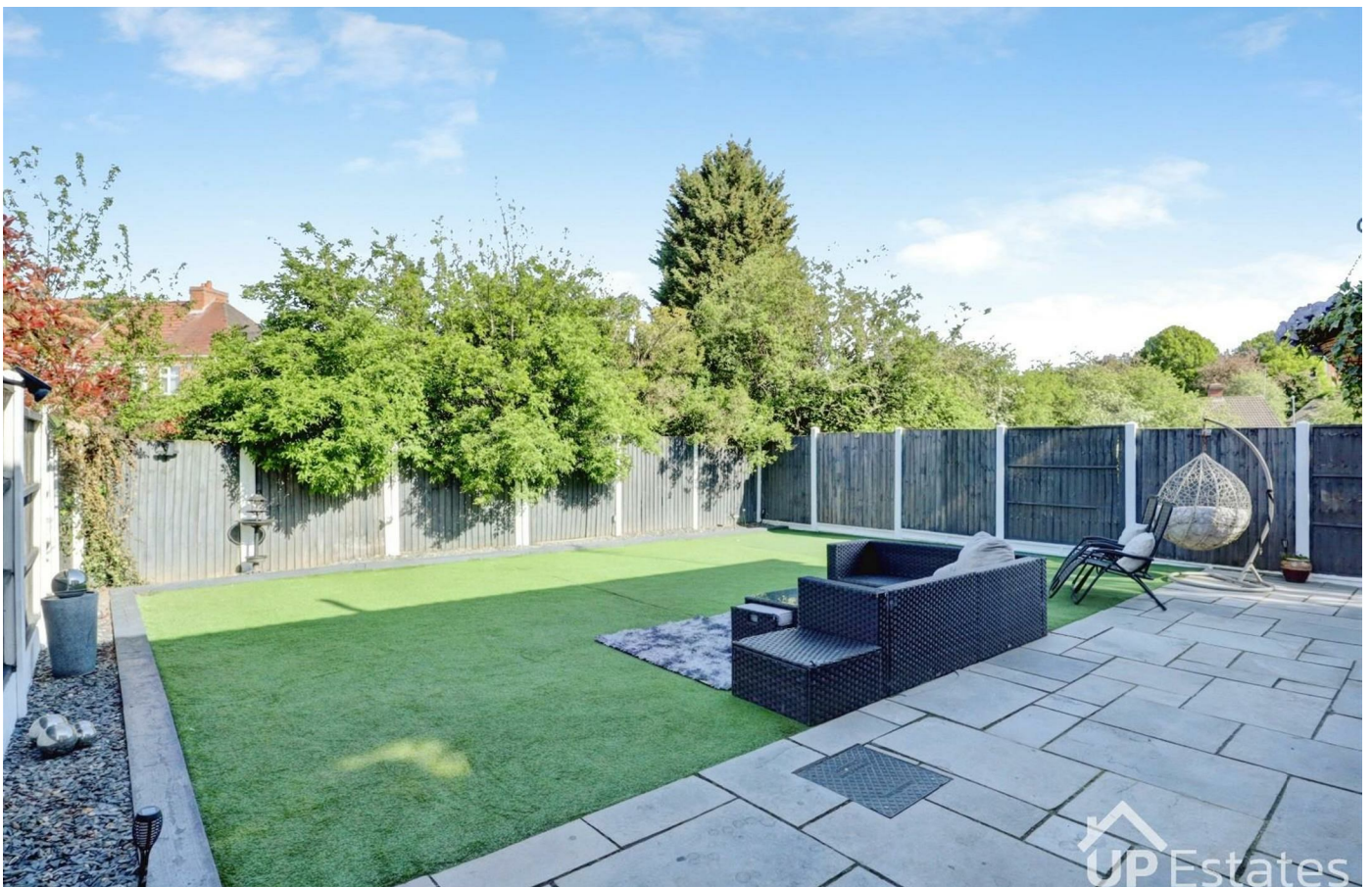


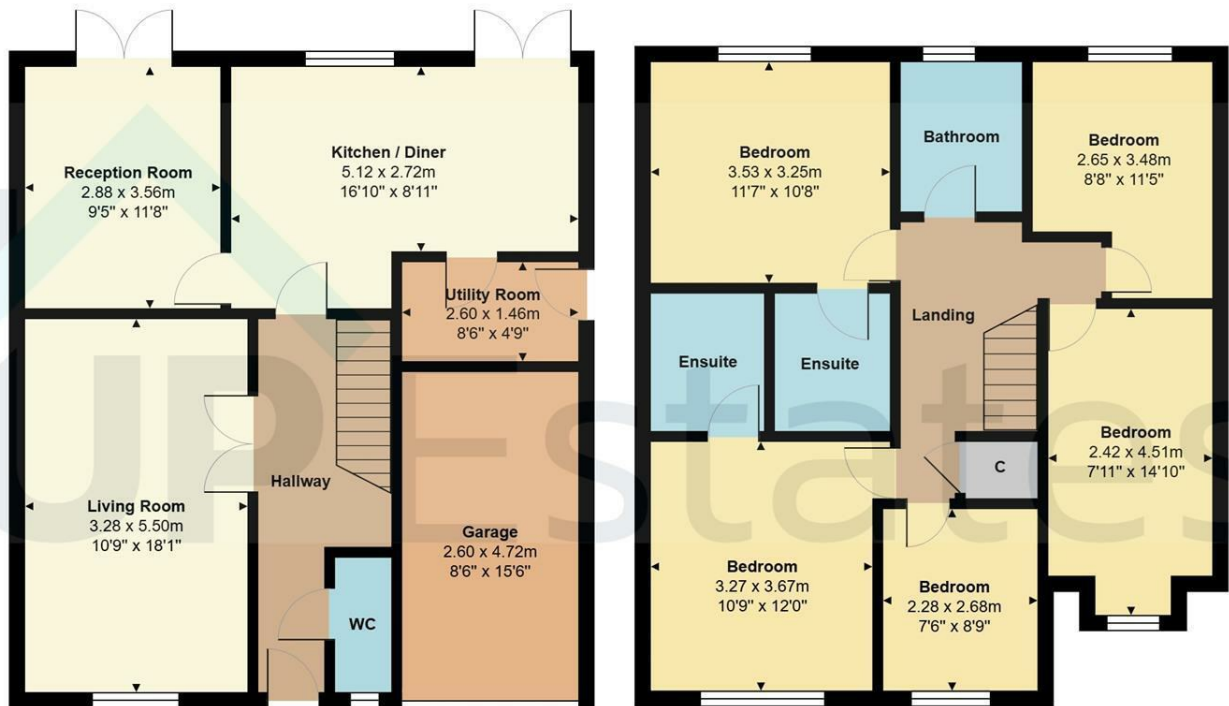
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lilleburne Drive, The Shires, Nuneaton





Total Area: 134.8 m<sup>2</sup> ... 1451 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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