



**3 Bedroom House - Terraced**  
**located on Lentons Lane, Coventry**  
**£260,000**

**UP Estates**



## THREE DOUBLE BEDROOM HOME | SOUTH FACING GARDEN | SEMI RURAL SETTING | BEAUTIFULLY MAINTAINED THROUGHOUT

Occupying a fantastic position on the sought after Lentons Lane, this well presented three bedroom home enjoys a semi-rural setting while remaining within easy reach of local amenities, schools, shops and University Hospital Coventry & Warwickshire, making it ideal for families and commuters alike.

The accommodation begins with a welcoming entrance hall leading into a spacious living room, where sliding doors open directly onto the rear garden, allowing plenty of natural light to fill the room. The open plan kitchen diner offers an excellent space for everyday family living and entertaining, with direct access to the garden.

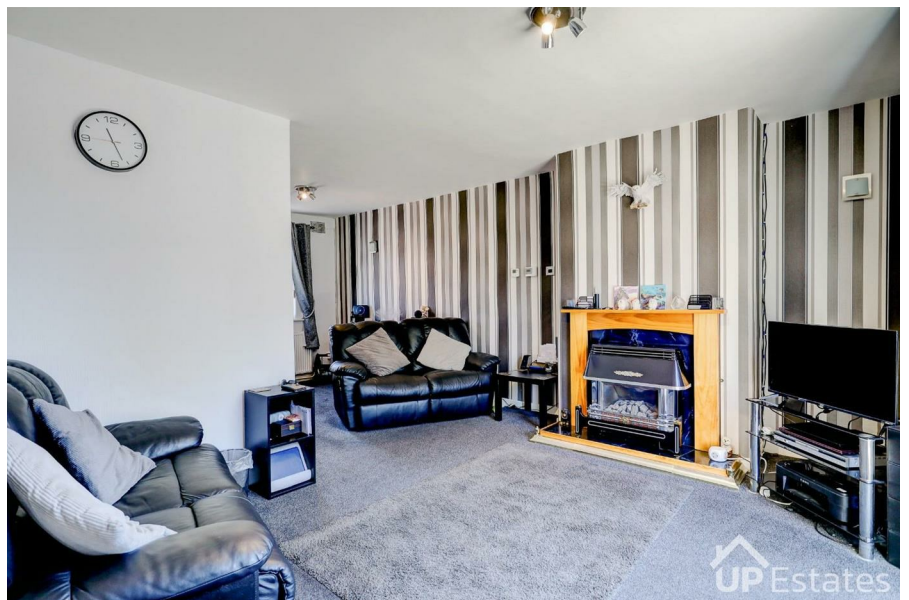
Upstairs, the property offers three spacious double bedrooms, providing generous accommodation throughout, along with a family bathroom featuring both a bath and separate shower.

Externally, the beautifully maintained south facing rear garden is a standout feature of the home. Enjoying a sunny aspect, it comprises a patio seating area and a generous lawn, creating the perfect space for outdoor dining, entertaining and family enjoyment. To the front of the property, there is off road parking for one vehicle.

This is a fantastic opportunity to acquire a spacious family home in a peaceful location that perfectly combines countryside surroundings with excellent everyday convenience.

# £260,000

- THREE SPACIOUS DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- SEMI RURAL LOCATION
- OPEN PLAN KITCHEN DINER
- FAMILY BATH & SHOWER ROOM
- BEAUTIFULLY MAINTAINED LONG REAR GARDEN
- OFF ROAD PARKING FOR ONE VEHICLE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO SCHOOLS & SHOPS
- EASY ACCESS TO UHCW





### **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.

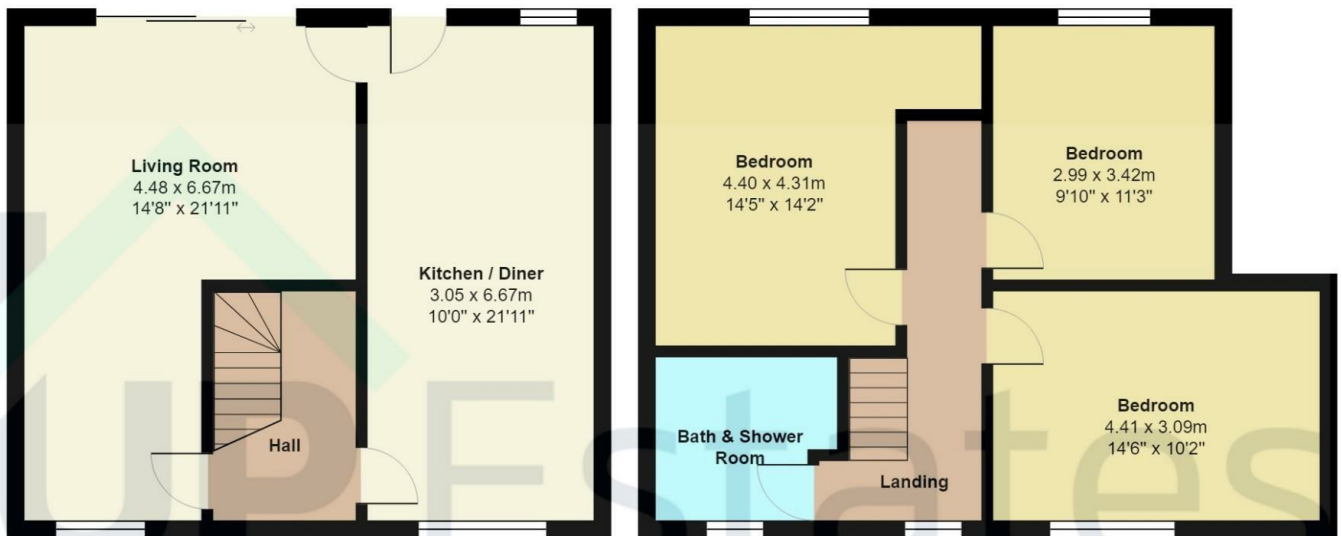
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lentons Lane, Coventry





Total Area: 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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