



**Grove Lane, Coventry
CV7 8PN**

Guide Price £295,000

Freehold - Nuneaton And Bedworth Band: D - EPC:

Pointons Estate Agents are delighted to offer for sale this spacious and well-maintained four-bedroom detached family home, occupying a desirable position within a popular residential development. Offering generous living accommodation throughout, this superb home is ideal for growing families seeking versatile living space, a private rear garden and excellent local amenities.

The ground floor comprises a welcoming entrance hallway, a spacious lounge with patio doors opening onto the rear garden, a separate dining room perfect for family meals and entertaining, a well-appointed fitted kitchen with ample worktop and cupboard space, and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom.

Externally, the property benefits from a mature and private rear garden with patio seating areas, established planting and a well-maintained lawn, creating an ideal space for relaxing and entertaining. To the front is a driveway leading to a detached garage, providing ample off-road parking.

Situated within easy reach of local schools, shops, commuter links and countryside walks, this fantastic family home must be viewed to be fully appreciated.



Entrance Hall

5'7" x 12'3" (1.71m x 3.74m)

Window to front, radiator to side, alarm panel, stairs to 1st floor, door to under stair storage, door to WC, lounge, dining room, and kitchen.

Kitchen

9'7" x 9'1" (2.91m x 2.76m)

Fitted with matching base and eyelevel units with worktop over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiling to walls above worktop, integrated dishwasher, space for range cooker, extractor fan fitted above cooker space, space for fridge freezer, window to rear, radiator to front.

Dining Room

9'7" x 8'3" (2.91m x 2.51m)

Window to rear, radiator to side, open plan too;

Living Room

15'6" x 10'1" (4.72m x 3.07m)

Window to front feature electric fire to side, sliding door leading to garden, TV and Internet port, door to enter away, current track above windows and doors.

W/C

2'6" x 5'0" (0.78m x 1.53m)

Fitted with a two piece suite comprising of a close couple WC and vanity hand wash basin with under storage, half tiling to walls, window to front, extractor fan

Bedroom 1

9'1" x 13'4" (2.76m x 4.07m)

Window and radiator to rear, curtain track above window

Bedroom 2

9'5" x 8'3" (2.87m x 2.52m)

Window and radiator rear with curtain track above window

Bedroom 3

6'8" x 10'2" (2.02m x 3.11m)

Bay window and radiator to front with curtain track above window

Bedroom 4

5'9" x 8'3" (1.75m x 2.52m)

Window and radiator to front with curtain track above window

Family Bathroom

6'5" x 5'9" (1.95m x 1.75m)

Three piece suite comprising of a deep panel bath with mixer taps, shower over bath with glass shower screen, cupboard WC, pedestal hand wash basin, half tiling to walls, full tiling to walls above bath and shower, mirror storage unit, window to rear, towel heater to side.

External

To the front: Driveway for three cars with side access to garden and access to detached garage. Fenced front lawn with mature trees and shrubs.

To the rear: A fully enclosed rear garden with mature trees and shrubs, a patio area accessed via sliding doors from the lounge, and a side access door to the garage, which benefits from utility connections.

Good to Know

Tenure: Freehold,

Age: 1980s

Garden: Northeast facing

Total SqFt: 1582.60

Heating: Gas central heating

Loft: Insulated

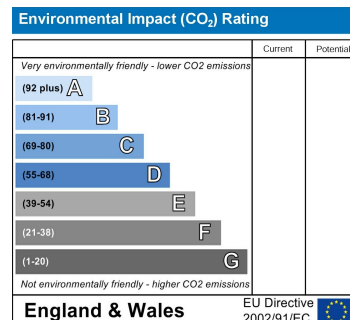
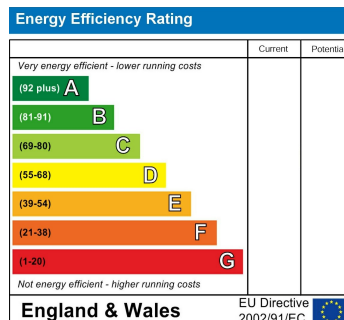
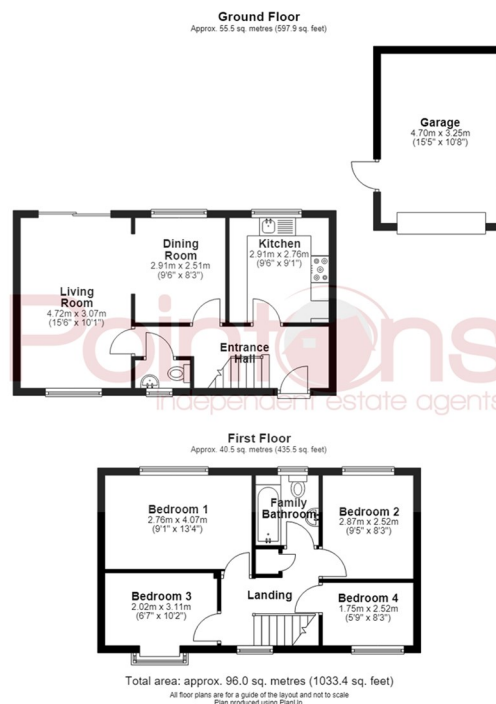
Energy efficiency rating: tbc

Council tax band: D

Garage: Detached with utility supply

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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