



13 Lambs Down Lane, Nuneaton, CV11 6BU
£400,000

ENTRANCE HALL

Stairs to first floor, lvt flooring, storage cupboards

FAMILY ROOM 10'5" x 9'6" (3.2 x 2.9)

Double glazed windows, lvt flooring

LIVING ROOM 16'8" x 10'2" (5.1 x 3.1)

Double glazed windows, lvt flooring

KITCHEN DINING ROOM 15'5" x 15'1" (4.7 x 4.6)

Double glazed doors and windows to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated and space for free standing appliances, tiled flooring, dining space

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 13'1" x 10'2" (4.0 x 3.1)

Double glazed window, fitted wardrobes, carpet flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 13'1" x 9'10" (4.0 x 3.0)

Double glazed windows, fitted wardrobe cupboards, carpet flooring

BEDROOM 12'9" x 10'2" (3.9 x 3.1)

Double glazed window, carpet flooring

BEDROOM 7'2" x 7'2" (2.2 x 2.2)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

OUTSIDE

Large rear gardens laid mainly to lawn, patio seating area, fully enclosed by walling, gated side access to garage area. Single garage with up and over door, driveway parking

