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16 Linden Lea | Bedworth | CV12 8UD

Asking Price Of £359,950

SUPERB LAYOUTDETACHED BUNGLAOW ON LINDEN LEA***QUIET CUL DE SAC LOACTION CLOSE TO BEDWORTH TOWN CENTRE***CHECK OUT THE FLOORPLAN & VIDEO*** In brief the property comprises; entrance hall, modern fitted kitchen/breakfast room, two double bedrooms, including en-suite, modern bathroom, spacious dining room, living room, and conservatory. Also benefiting from double glazing, gas central heating, block paved driveway, single garage, and lovely private rear garden. Freehold. Council Tax Band E. EPC Rating D.

- Detached Bungalow
- Spacious Lay Out
- Two Double Bedrooms & En-suite
- Modern Kitchen & Bathroom
- Two Reception Rooms & Conservatory

Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

HALLWAY

Access to the property via obscure double glazed UPVC door, panel radiator, access to the loft hatch with pull down ladders, airing cupboard , and further storage cupboard, doors to;

KITCHEN/BREAKFAST ROOM

11' 6" x 10' 10" (3.51m x 3.3m) With UPVC double glazed window to front aspect, obscure double glazed UPVC door leading to side access. Kitchen comes with a range of wall and base units with contrasting work tops, inset stainless steel sink and drainage unit, integrated electric oven and four ring gas hob, cupboard housing gas central heating boiler, plumbing for washing machine, space for fridge freezer.

BEDROOM ONE

12' 2" x 12' 1" (3.71m x 3.68m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes, door to;

EN-SUITE

With wooden framed obscure double glazed window to side aspect, low level WC, wash basin set in vanity unit, shower cubide.

BEDROOM TWO

11' 3" x 11' 8" (3.43m x 3.56m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes.

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m) With wooden framed obscure double glazed window to side aspect, panelled bath with shower over, low level WC, and wash basin set in vanity unit, heated towel rail.

DINING ROOM

9' 8" x 16' 12" (2.95m x 5.18m) With wooden framed double glazed to rear wall, panel radiator, double glazed doors leading to;

LIVING ROOM

14' 6" x 12' 6" (4.42m x 3.81m) With UPVC double glazed window to rear aspect, panel radiator, feature fireplace with inset electric fire, double glazed sliding patio doors leading to;

CONSERVATORY

14' 4" x 10' 2" (4.37m x 3.1m) With UPVC double glazed windows to side and rear aspect, UPVC double glazed French doors leading to the garden, panel radiator.

GARAGE

11' 8" x 8' 8" (3.56m x 2.64m) Up and over door, wooden framed double glazed window to side aspect.

OUTSIDE

To the front is a block paved driveway providing off road parking, and access to the garage, laid to lawn with well maintained borders with various shrubs, and plants. paved pathway to entrance door, and side access.

The rear garden is laid to lawn with a paved patio, mature borders with various shrubs, and plants, further paved seating are to the corner, with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding E. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction. Ex Coal Mining Area

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

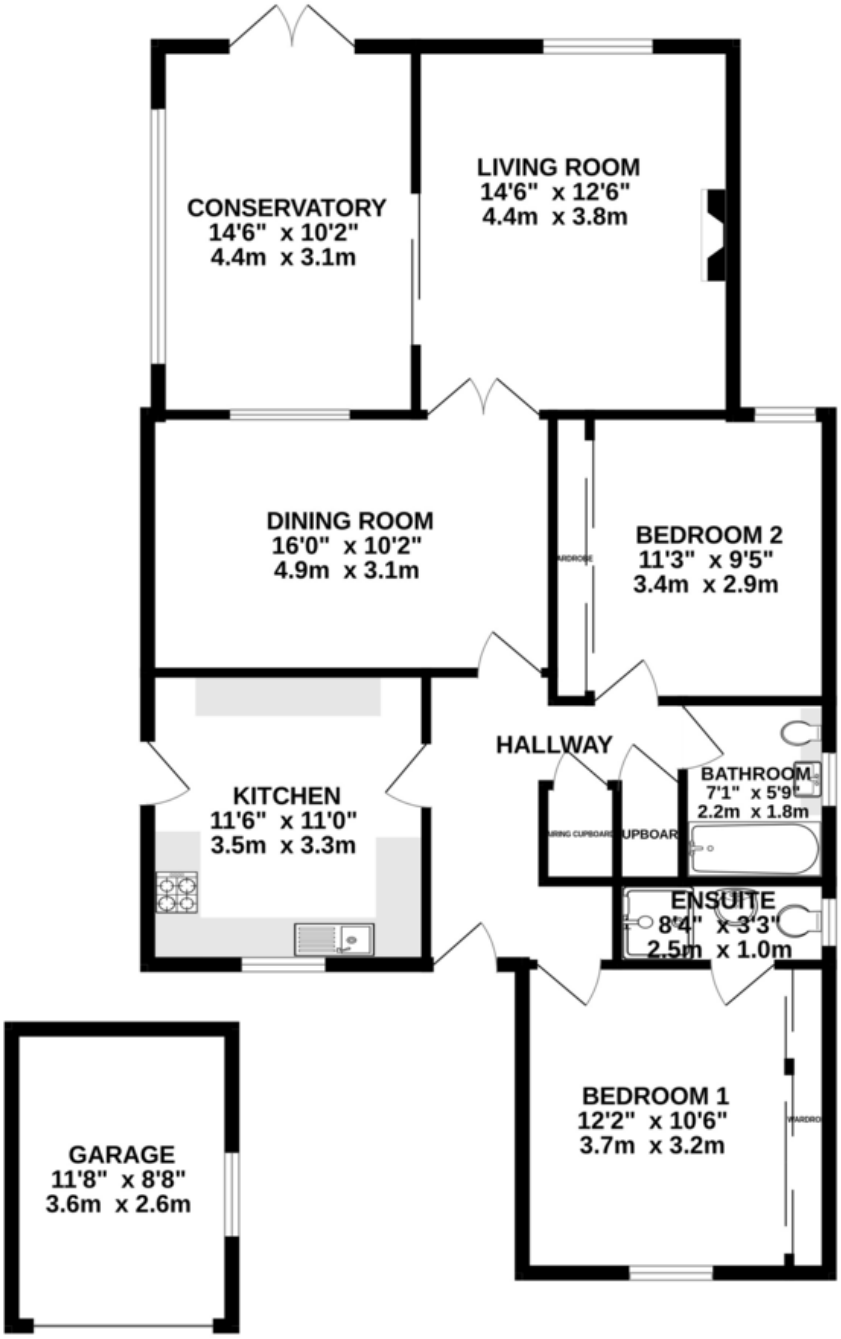
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

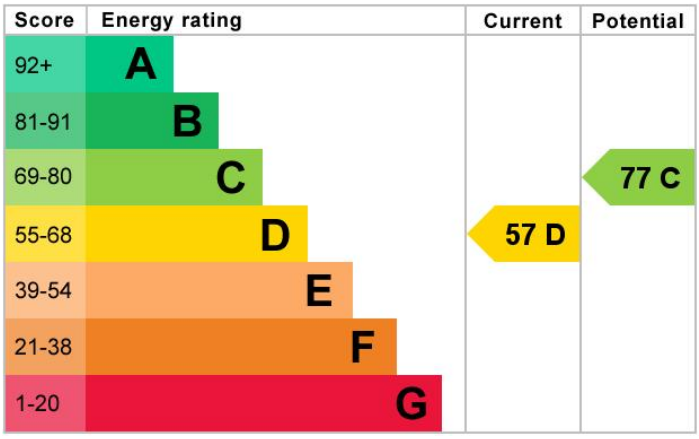
GROUND FLOOR
1153 sq.ft. (107.2 sq.m.) approx.



Tenure
Freehold

Council Tax Band
E

Viewing Arrangements
Strictly by appointment



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements