



House - Detached  
Security Deposit: £1,615  
Holding Deposit: Add Text Here

## 38 LAUNCESTON DRIVE, NUNEATON, CV11 6GN

# £1,400 Per

### FEATURES

- Spacious four-bedroom detached home finished to a high standard
- Large lounge with feature fireplace and bay window
- Separate dining room overlooking the rear garden
- Modern fitted kitchen with built-in oven and hob plus separate utility room



# 4 Bedroom House - Detached located in Nuneaton

A beautifully presented and spacious four-bedroom detached family home, finished to a high standard throughout and situated in a sought-after residential location. Offering generous living accommodation, a private rear garden, garage, and driveway parking, this impressive property is ideal for families seeking both comfort and convenience.

The property benefits from PVCu double glazing, gas central heating, and a security alarm system for added peace of mind.

The ground floor comprises a welcoming entrance hallway leading to a spacious lounge, featuring a beautiful bay window and an attractive fireplace, creating a warm and inviting living space. A separate dining room overlooks the rear garden, making it perfect for family meals and entertaining. The modern fitted kitchen offers a range of contemporary units and includes a built-in oven and hob, while a separate utility room provides additional storage and laundry space. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, including two generous double bedrooms and two comfortable single bedrooms. The principal bedroom benefits from a private ensuite shower room, while the second double bedroom features built-in wardrobes. A modern family bathroom, fitted with a contemporary white suite and shower over the bath, serves the remaining

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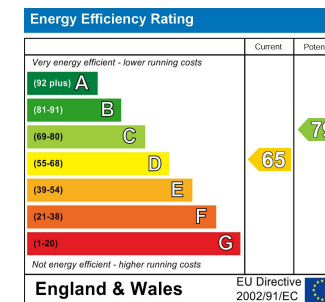
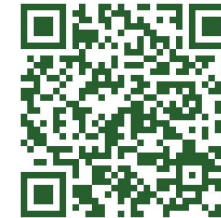
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

