



4 Bedroom House - Detached
located on Fleece Lane, Nuneaton
£375,000

UP Estates



****FOUR BEDROOM DETACHED FAMILY HOME | TWO RECEPTION ROOMS | MODERN KITCHEN/ DINER | PRINCIPLE BEDROOM WITH PRIVATE ENSUITE & FITTED WARDROBES | DETACHED GARAGE & DRIVEWAY****

Situated on Fleece Lane in Nuneaton, this well presented four bedroom detached family home offers a practical layout for family life, with two separate reception rooms, a generous kitchen/diner and an enclosed rear garden. Local shops, well regarded schools and a range of amenities, including The Acorn Marston's pub, are all close by.

The entrance hallway provides useful storage and a downstairs WC. To one side, the dual aspect living room offers comfortable space to relax, with French doors opening onto the garden. Across the hallway, a separate snug makes an ideal second sitting room, playroom or home office. The kitchen/diner provides plenty of room for a family dining table alongside a range of fitted units and worktop space. A built-in oven, gas hob and extractor complement the kitchen, while French doors give direct access to the patio for outdoor dining.

Upstairs, the landing leads to four well proportioned bedrooms and the contemporary family bathroom. Three bedrooms are doubles with fitted wardrobes, including the principal bedroom which benefits from its own ensuite shower room. The fourth bedroom offers flexibility as a nursery, study or single bedroom. The family bathroom includes a bath with an overhead shower also.

Outside, the enclosed rear garden combines artificial lawn with a generous paved patio, providing space for seating, entertaining and children's play. Planted borders frame the front of the property, while a driveway and separate garage provide off road parking and additional storage. With flexible living space and a convenient location, this is a home well suited to families looking for room to grow. Viewing is recommended to appreciate the layout and the local area.

£375,000

- MODERN FOUR BEDROOM DETACHED FAMILY HOME
- DUAL ASPECT LIVING ROOM WITH GARDEN ACCESS
- SEPARATE SNUG, PLAYROOM OR HOME OFFICE
- GENEROUS KITCHEN/ DINER WITH FRENCH DOORS TO THE PRIVATE GARDEN
- GROUND FLOOR WC AND BUILT IN STORAGE CUPBOARDS
- PRINCIPAL BEDROOM WITH PRIVATE ENSUITE AND BUILT IN WARDROBES
- ENCLOSED GARDEN WITH ARTIFICIAL LAWN & PATIO SEATING AREAS
- DETACHED SINGLE GARAGE & DRIVEWAY FOR OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL SHOPS, WELL REGARDED SCHOOLS & A RANGE OF AMENITIES



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.



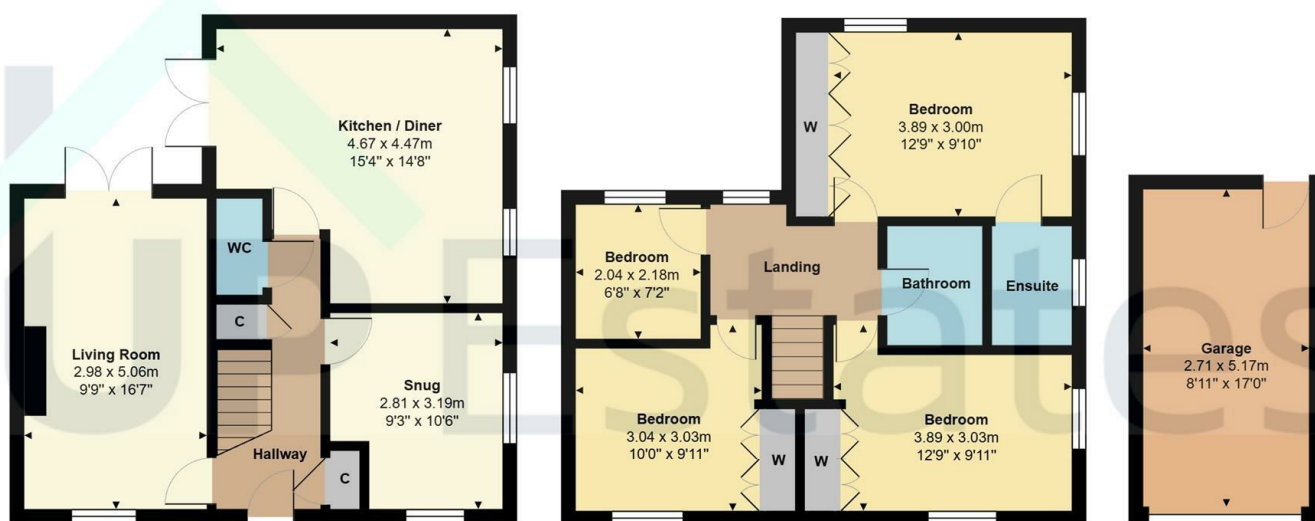
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Fleece Lane, Nuneaton





Total Area: 105.5 m² ... 1136 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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