



**Reapers Close, Weddington
Nuneaton CV10 0FE
Asking Price £300,000**

Nestled in the charming area of Reapers Close, Weddington, this delightful detached house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests.

This residence features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a well-appointed family bathroom, catering to the needs of the household.

For those who require a dedicated workspace, the study offers a quiet retreat, perfect for working from home or pursuing hobbies. The guest cloakroom adds an extra layer of convenience for visitors. The utility room is a practical addition, providing essential space for laundry and storage.

The property is situated in a peaceful neighbourhood, making it an ideal choice for families or professionals seeking a tranquil environment. With its thoughtful layout and desirable features, this home is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.



Entrance

Via double glazed door leading into:

Entrance Hall

Radiator, karndean flooring, sunken low-voltage ceiling spotlights, doors to:

Kitchen

11'2" x 8'8" (3.40m x 2.64m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with single drainer, integrated fridge/freezer, dishwasher, electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to front, radiator, karndean flooring and sunken low-voltage spotlights.

Cloakroom

Two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, radiator, karndean flooring and sunken ceiling spotlights.

Utility

9'0" x 7'8" (2.74m x 2.34m)

Fitted base units, polycarbonate sink with single drainer, mixer tap and tiled splashbacks, integrated washing machine, space for tumble dryer, picture window, wall mounted gas boiler serving heating system and domestic hot water.

Study

5'5" x 7'4" (1.65m x 2.24m)

Double glazed window to front and radiator

Lounge/Dining Room

12'10" x 20'6" (3.92m x 6.24m)

Double glazed window to rear, two radiators, karndean flooring, telephone point, TV point, dog-leg staircase to first floor landing with spindles, double glazed French double doors to garden.

Landing

Double glazed window to side, access to boarded loft space and doors to:

Master Bedroom

11'5" x 10'5" (3.48m x 3.18m)

Double glazed window to front, radiator, built in wardrobes with full length mirrored doors, hanging rails and shelving, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and extractor fan tiled splashbacks, obscure double glazed window to front, radiator.

Bedroom

9'10" x 9'10" (3.00m x 3.00m)

Double glazed window to rear, radiator, built in wardrobes with hanging rail and shelving.

Bedroom

9'6" x 6'9" (2.90m x 2.07m)

Double glazed window to rear, radiator, built in wardrobes with hanging rail and shelving.

Bathroom

8'10" x 4'11" (2.68m x 1.49m)

Fitted with three piece suite comprising panelled bath with shower and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to front, door to:

Storage Cupboard

With linen shelving.

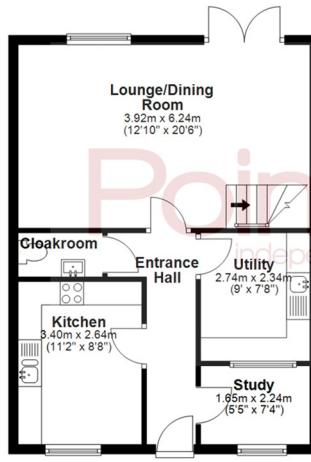
Outside

To the rear is an enclosed garden with paved patio and lawn, side pedestrian gate leading to the front where there is a driveway providing parking for two cars and a further lawned area. There is a EV charge point for outside charging.

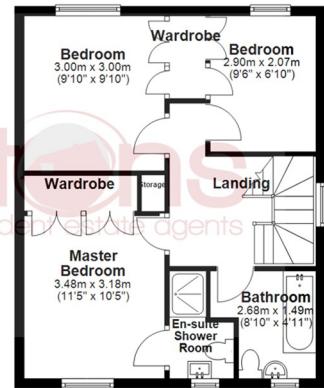
General Information

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. Council tax is band C payable to Nuneaton & Bedworth Borough Council.

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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