



11 Milking Lane, Nuneaton

Nuneaton

Offers in Region of **£310,000**



**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

11 Milking Lane

Nuneaton, Nuneaton

Sheldon Bosley Knight are delighted to present this beautifully presented three-bedroom detached home, ideally suited to first-time buyers and savvy investors alike. Having been stylishly redecorated throughout, the property is truly move-in ready.

Upon entering, you are welcomed by an inviting hallway leading through to a comfortable lounge, where a charming feature log burner creates a warm and cosy focal point. The light-filled kitchen is both spacious and practical, offering ample room for dining and making it perfect for entertaining guests or enjoying family meals.

To the first floor, the property boasts two generous double bedrooms and a well-proportioned single bedroom. The main bedroom benefits from its own ensuite shower room, while the bathroom is finished to a high standard, featuring modern tiling and a crisp white suite.

Externally, the rear garden is designed for easy maintenance, with a combination of patio and lawn, complemented by established shrub borders and a charming wooden arbour. There is detached garage with its own drive. To the front, there is an additional garden area with lawn and attractive planting.

Homes of this quality in Nuneaton are rarely available and consistently in high demand. Early viewing is highly recommended—contact our Nuneaton team today to arrange your appointment or visit www.sheldonbosleyknight.co.uk.

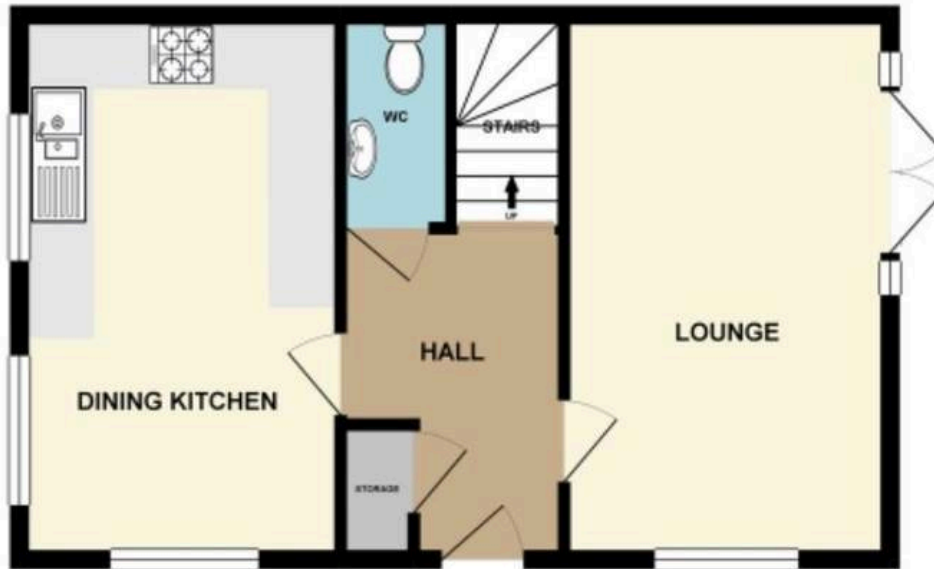
Council Tax band: C

Tenure: Freehold

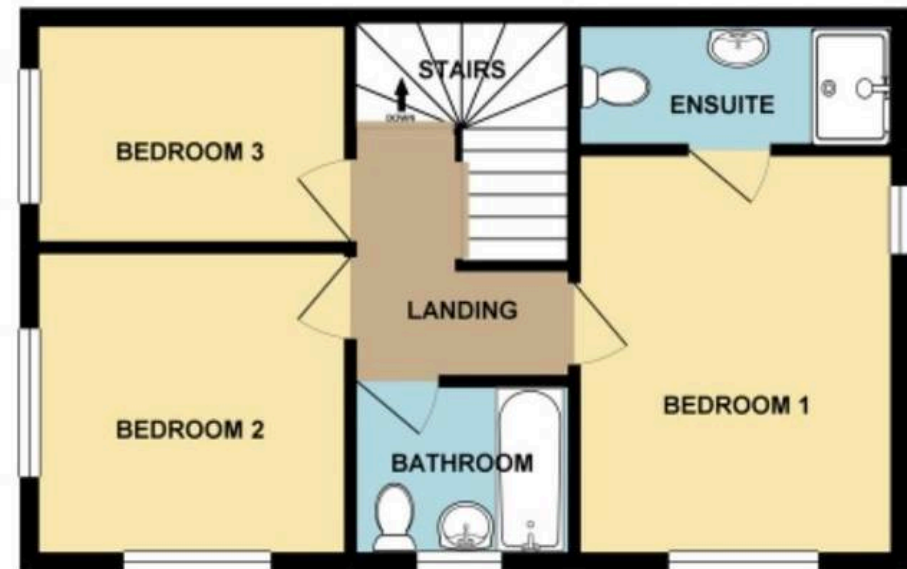




GROUND FLOOR 442.33 sq. ft.
(41.09 sq. m.)



1ST FLOOR 442.33 sq. ft.
(41.09 sq. m.)



TOTAL FLOOR AREA : 884.65 sq. ft. (82.19 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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