



**Green Lane, Nuneaton  
CV10 9EG**

**Asking Price £220,000**

**Freehold - Band: D - EPC: D**

Pointons Estate Agents are delighted to welcome to market this vastly extended four bedroom semi detached home situated on Green Lane, Nuneaton. Close to local shops, schools and further amenities, in brief the property comprises of an entrance hall, living room, further hall with wet room, through to kitchen/dining room, lobby and bedroom. To the first floor there are three bedrooms, benefitting from gas central heating and double glazing throughout. To front is off road parking for multiple vehicles and generous sized garden to rear, viewings are strictly via the agent.



## Entrance Hall

Entrance via front door with stairs off to the first floor, leading to:

## Living Room

13'9" x 12'2" (4.20m x 3.70m)

With double glazed bay window to front, radiator and fireplace with surround.

## Hall

With door to side, radiator and under stairs storage cupboard.

## Wet Room

With walk in shower, WC, hand wash basin with taps and obscure double glazed window to rear.

## Kitchen/Dining Room

16'9" x 11'2" (5.10m x 3.40m)

Fitted with a matching range of base and eye level units with worktop space over, built in five ring gas hob with extractor hood over and fan assisted oven, dishwasher, tumble dryer, plumbing for washing machine and space for fridge/freezer, double glazed window to side.

## Lobby

With door to side.

## Bedroom

16'1" x 11'2" (4.90m x 3.40m)

With double glazed window to rear, door to side and radiator.

## Landing

With double glazed window to side and doors off to various rooms.

## Bedroom

9'10" x 15'5" (3.00m x 4.70m)

With two double glazed windows to front and radiator.

## Bedroom

11'6" x 8'6" (3.50m x 2.60m)

With double glazed window to rear and radiator.

## Bedroom

8'2" x 6'7" (2.50m x 2.00m)

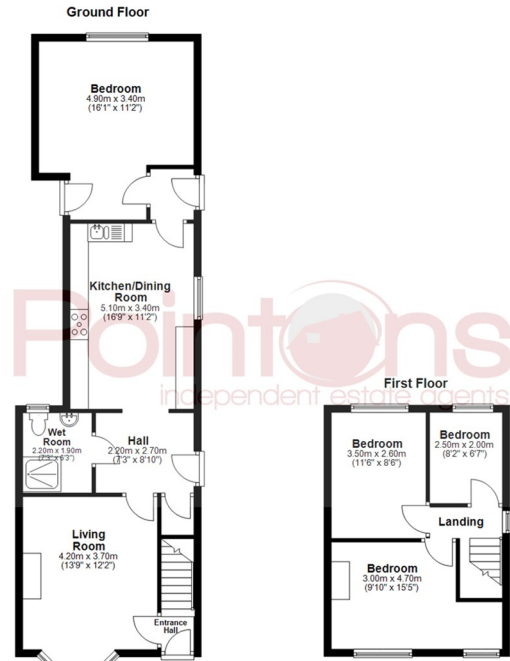
With double glazed window to rear and radiator.

## Outside

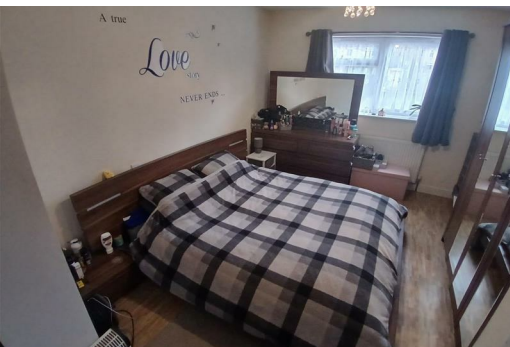
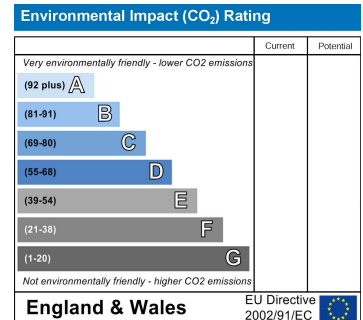
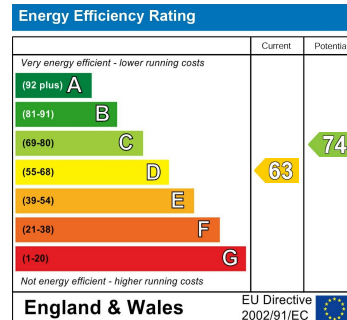
To the front of the property there is off road parking for multiple vehicles, side gated access to rear, generously sized garden made up of patio and lawn sections.

## 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.



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



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