



70 Lutterworth Road, Nuneaton

Nuneaton

Guide Price £390,000



70 Lutterworth Road

Nuneaton, Nuneaton

NO ONWARD CHAIN | Modern four-bedroom home | Sought-after Lutterworth Road. | Desirable open plan concept | Underfloor heating in kitchen & integrated appliances | A spacious living room is perfect for families. | A ground-floor bedroom and bathroom suit multigenerational living. | Jack & Jill en-suite | A large driveway offering ample parking. | Private Rear Garden | Excellent schools and transport links nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN!
- Fully modernised four-bedroom home on Lutterworth Road
- Open-plan kitchen with underfloor heating
- Spacious living room, perfect for families
- Ground-floor bedroom & bathroom ideal for multigenerational living
- Jack & Jill en-suite connects two upstairs bedrooms
- Large driveway with detached garage
- Beautifully landscaped garden offering privacy
- Great location with excellent schools and transport links
- Council Tax Band - D | EPC - C | Nuneaton & Bedworth Council



Kitchen

Kitchen/Breakfast Room: A modern and well-equipped kitchen with integrated appliances, ample storage and workspace, ideal for culinary enthusiasts.

Dining Room

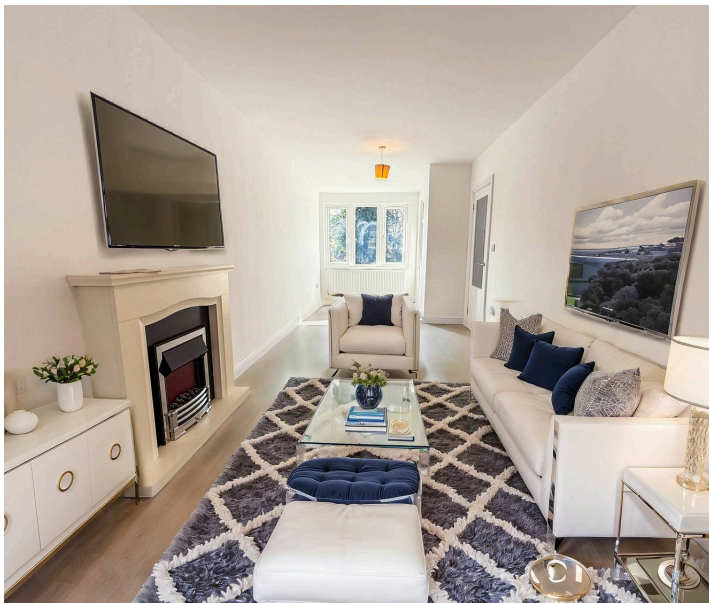
Dining Room: Adjacent to the living room, the dining area provides an elegant setting for formal meals and gatherings.

Living Room

Living Room: A bright and airy space featuring large windows that flood the room with natural light, perfect for relaxation and entertaining

Upstairs

Master Bedroom: A spacious master connecting to a Jack and Jill en-suite. Bedroom Two: A generously sized double bedroom with eaves. Bedroom Three: The smallest bedroom still offers space for a single bed or can be your upstairs office area or walk-in-wardrobe. Family Bathroom: Doubles as a Jack & Jill to the Master bedroom, which has been fully tiled and comes with a high end suite.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1296.31 ft²

Reduced headroom

0.78 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Xchange Properties

Prestige House, Unit 4 - CV10 0SW

02476393042

Sales@xchange-properties.co.uk

xchangeproperties.co.uk/