Pointons
independent estate agents



Lilleburne Drive, Nuneaton
CV10 9SE
£250,000

Freehold - Nuneaton & Bedworth Band: D - EPC: C

Nestled in the popular estate of The Shires, Nuneaton, this charming three-bedroom semi-detached house on Lilleburne Drive offers a delightful blend of comfort and convenience. Ideal for families, the property is situated within close proximity to local shops, schools, and a variety of amenities, making it a perfect choice for those seeking a vibrant community.

Upon entering, you are welcomed by a spacious entrance hall that leads to an inviting living room providing a warm and relaxing space, while the kitchen/dining room is a true highlight, featuring integrated appliances and a breakfast bar area, perfect for casual dining and entertaining. A convenient downstairs WC adds to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and comfort. A family bathroom serves the other two bedrooms, providing ample facilities for family living.

The property is further enhanced by gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for relaxation or play. Additionally, there is off-road parking, including a garage and space for one vehicle at the rear, making this home both functional and accessible.

With no upward chain, this semi-detached home is ready for you to move in and make it your own. Don't miss the opportunity to secure a property in this popular estate, where comfort and convenience come together beautifully.







Entrance Hall
Entrance via front door with doors off to various rooms, radiator and stairs off to the first floor.

Living Room
15'9" x 10'2" (4.80m x 3.10m)
With double glazed window to front, radiator, coving to ceiling and double glazed french doors to rear.

Kitchen/Dining Room
14'9" x 9'6" (4.50m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, fitted induction hob, eye level fan assisted oven, integrated appliances, tiled splashback, radiator, coving to ceiling and double glazed windows to front and rear.

WC
Fitted with a low level WC, hand wash basin with pedestal taps and built in storage beneath, radiator and obscure double glazed window to rear.

Landing
With doors off to various rooms and double glazed window to rear.

Bedroom
11'2" x 13'0" (3.40m x 3.96m)
With double glazed window to front, radiator and coving to ceiling.

En-suite
Partly tiled suite comprising of a shower cubicle with folding glass screen, low level WC, hand wash basin with mixer tap and built storage beneath and radiator.

Bedroom
11'2" x 10'2" (3.40m x 3.10m)
With double glazed window to front, radiator, coving to ceiling and two storage cupboards with one containing combination boiler.

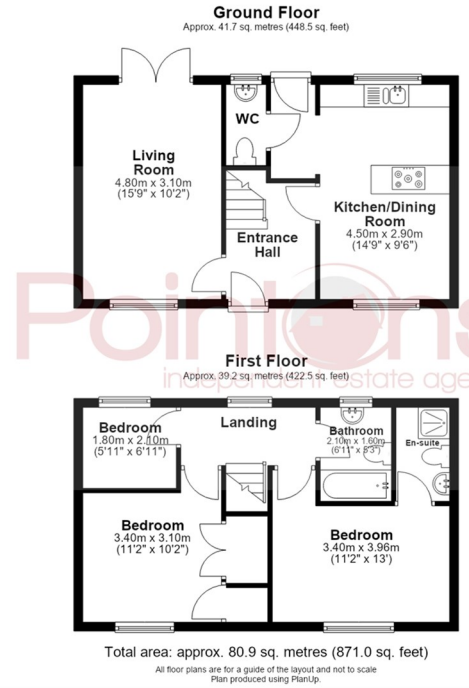
Bedroom
5'11" x 6'11" (1.80m x 2.10m)
With double glazed window to rear, radiator and coving to ceiling.

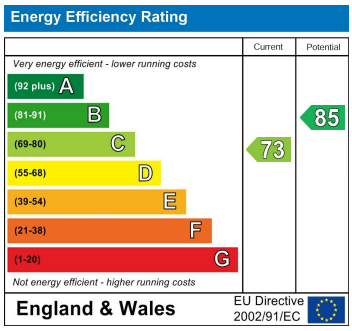
Bathroom
6'11" x 5'3" (2.10m x 1.60m)
Partly tiled suite comprising of a panelled bath with shower over, low level WC, hand wash basin with pedestal taps and built in storage beneath, radiator and obscure double glazed window to rear.

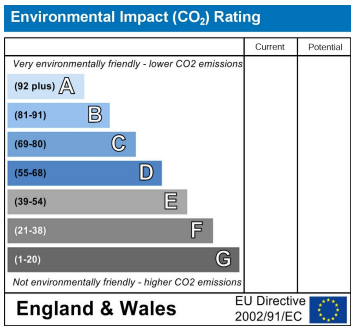
Outside
To front there is a stoned low maintenance garden with pathway upto property, to rear an enclosed garden made up of patio and decked sections with rear gated access leading onto the allocated parking space.

Garage
To the rear of the property, en block with access via an up and over door.

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.













COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com