



69 Hinckley Road, Nuneaton, CV11 6LH

Guide Price £1,100,000

69 Hinckley Road

Nuneaton

Situated along a highly regarded and most sought-after residential location, this stunning 1930s built Detached House of 4225 square feet offers an excellent opportunity for a family with spacious rooms and a large garden. The property is conveniently located for easy daily access to Nuneaton's town centre, ensuring all local amenities are within reach, alongside excellent road links for commuters. This home combines classic charm with modern conveniences, providing a comfortable and practical living environment.

- Six Bedrooms
- Accommodation 4225 Sq Ft
- Three Reception Rooms
- Office & Study
- Three En-Suites
- Family bathroom
- Double garage
- Freehold
- EPC D (60)
- Council Band G



Accommodation Comprises

On the Ground Floor

Entrance Porch

Door to front, door to entrance hall.

Entrance Hall

Stairs to first floor, Doors to reception rooms, study, office, downstairs WC and kitchen/dining/family room, radiator, underfloor heating.

Lounge One

Double glazed bay window to front, period fireplace, TV point, radiator.

Lounge Two

Double glazed windows and doors to rear garden, period fire place, TV point, radiator.

Study

Double glazed window to rear over looking the rear garden, Period fireplace, radiator.

Office

Double glazed window to front, radiator.

W.C.

Stained glass window to the front, low level WC, wash hand basin.

Kitchen/Dining/Family Room

This stunning family room offers spacious, light and airy accommodation with double glazed window to side, double doors to side, Bifold doors to rear, Velux windows. The kitchen is open plan with a number of wall and base unit cupboards and drawers, integrated dishwasher, twin sink and mixer tap, breakfast bar, space for AGA Range cooker, Space for American Style fridge/freezer, food pantry & china pantry, underfloor heating, dining area, seating area and pool table area, chrome vertical radiators, door to utility room.



Utility Room

Double glazed window to side, wall and base unit storage cupboards. Belfast sink with mixer tap, plumbing for washing machine and tumble dryer.

W.C.

Low level WC, wash hand basin with storage cupboards, radiator.

On the First floor

First floor landing with vertical radiator, doors to bedrooms and family bathroom & balcony.

Balcony

Access via first floor landing.

Bedroom Two

Two double glazed windows to the rear over looking the rear garden, two radiators, door to En-suite.

En-Suite

Opaque double glazed window to rear, shower cubicle with shower, low level WC, wash hand basin, radiator.

Bedroom Three

Double glazed window to front, built in wardrobe, radiator, door to En-suite.

En-Suite

Opaque double glazed window to side, shower cubicle with shower, low level WC, wash hand basin with storage drawers.

Bedroom Four

Double glazed window to rear over looking the rear garden. Built in wardrobes, radiator.

Bedroom Five

Double glazed bay window to front, built in wardrobes, radiator.

Bedroom Six

Double glazed bay window to front, radiator.



Family Bathroom

Opaque double glazed window to rear, corner bath with mains shower, low level WC, bidet, his and hers wash hand basins with storage cupboards, heated towel rail/radiator, underfloor heating.

On the Second Floor

Door to master bedroom with en-suite.

Bedroom One

Impressive 32ft room, double glazed windows to rear, built in wardrobes, radiator, door to Dressing room/En-suite.

En-Suite

Dressing area with Velux window, radiator, doorway to En-suite with freestanding bath with mixer shower, separate shower cubicle with mains shower, low level WC, bidet, wash hand basin, heated towel rail.

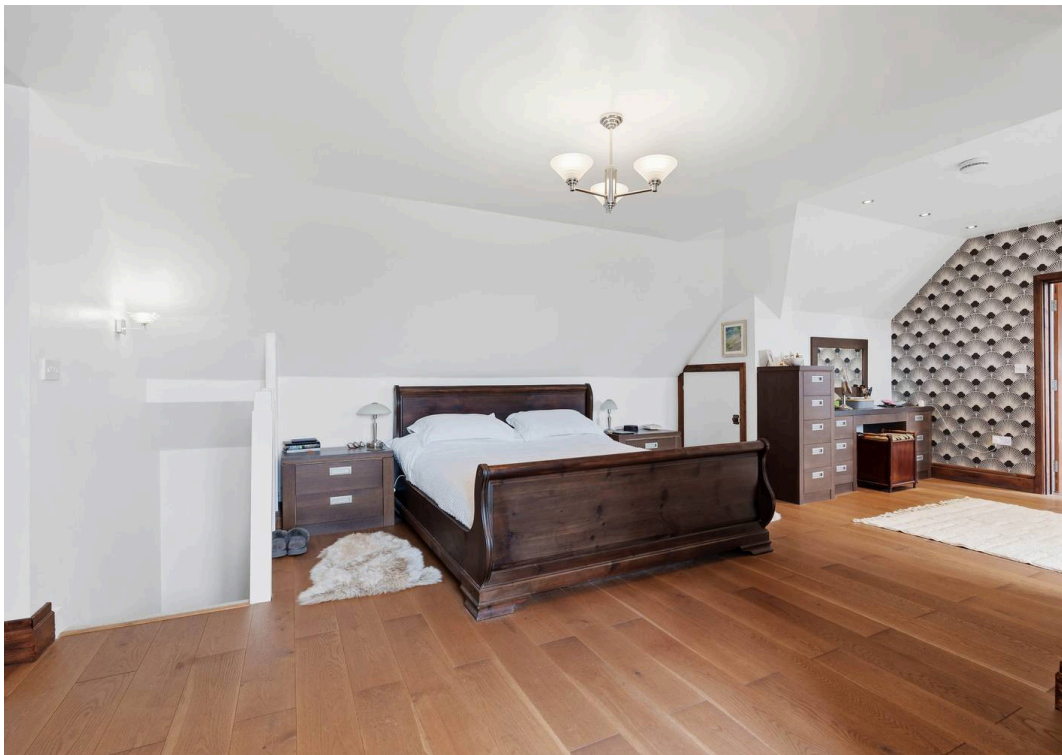
Garden

Beautifully landscaped and well maintained rear garden well stocked with flowers plants bushes and trees, patio seating area leading to level lawn area with flower beds, summer house and further seating area enclosed by timber fence boundary and gated side access.

Double Garage

Folding door to front, power and light.





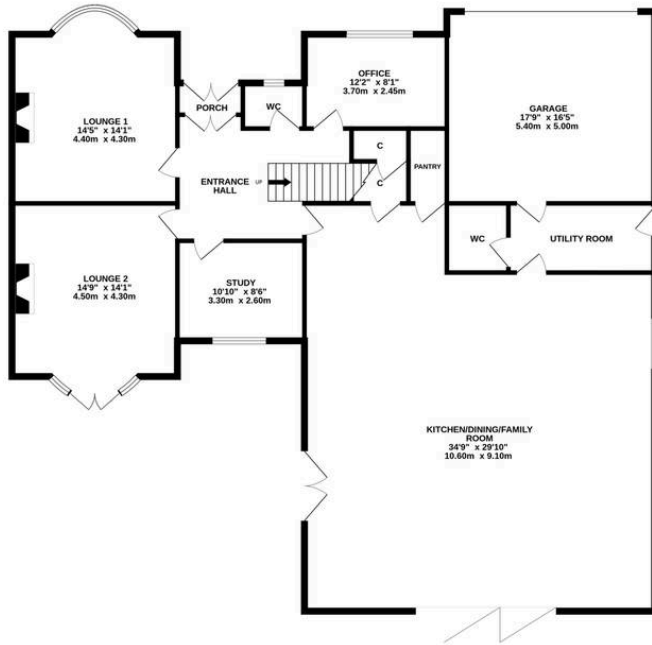




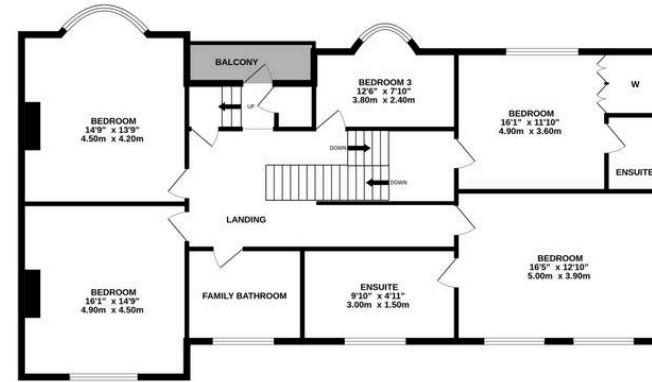




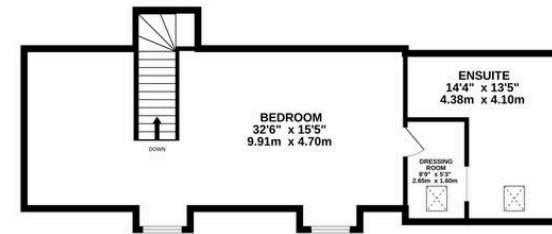
GROUND FLOOR
2162 sq.ft. (200.9 sq.m.) approx.



1ST FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



2ND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 4225 sq.ft. (392.5 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.

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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