



203 The Long Shoot, Nuneaton CV11 6JQ Asking Price £330,000

This charming semi-detached house offers a perfect blend of modern living and classic character. Built 1930s, the property has been thoughtfully extended and much improved, making it an ideal family home.

Upon entering, you are greeted by a spacious entrance hall, lounge and family dining kitchen as well as the compliments of a conservatory. The property boasts three bedrooms, each offering a peaceful retreat for rest and rejuvenation. The bathroom is conveniently located and has been updated to meet contemporary standards.

One of the standout features of this home is the large garden to the rear, which presents a wonderful opportunity for outdoor enjoyment. The expansive space is perfect for family gatherings or quiet evenings under the stars. Parking is a breeze with space available for up to four vehicles, ensuring that you and your guests will never have to worry about finding a spot.

This property is not just a house; it is a home that has been lovingly cared for and improved over the years. With its excellent location and generous living space, it is sure to appeal to families and professionals alike. Do not miss the chance to make this delightful property your own.



Entrance

Via double glazed double doors into:

Porch

Further door to:

Entrance Hall

Double radiator, textured ceiling, stairs to first floor landing with spindles, door to under-stairs storage cupboard, and further doors to:

Lounge

14'3" x 12'5" (4.34m x 3.79m)

Double glazed bay window to front, log effect electric fire, radiator, double radiator, TV point, picture rail, textured ceiling, bi-fold door to:

Kitchen/Dining Room

13'6" x 19'4" (4.12m x 5.90m)

Fitted with a matching base units with round edged worktops, polycarbonate sink unit with single drainer, space for fridge and range, for cooker, double glazed window to rear, double radiator, wooden flooring, , double glazed french double doors with matching side panels to conservatory and further door to:

Rear Porch

Up and over door into garage area, double doors to front, door to garden:

Garage

With personal door out to the garden, power connected, two double glazed windows to side, plumbing for washing machine, space for freezer and tumble dryer

Conservatory

Brick and double glazed construction with polycarbonate roof, ceiling fan and light connected, double radiator, wooden flooring, double glazed French style double doors to garden,

Landing

Double glazed window to side, double radiator, doors to:

Bedroom

13'11" x 12'6" (4.24m x 3.81m)

Double glazed bay window to front, radiator, picture rail.

Bedroom

13'3" x 11'0" (4.04m x 3.35m)

Double glazed window to rear, fitted wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, TV point.

Bedroom

6'6" x 6'6" (1.97m x 1.98m)

Double glazed window to front, double radiator, wooden flooring, textured ceiling.

Bathroom

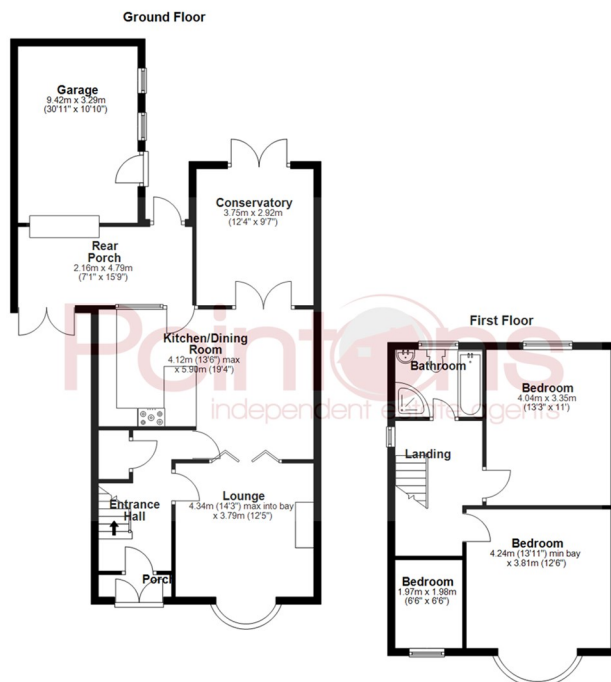
Recently refitted with four piece suite comprising panelled bath, vanity wash unit with cupboard under and mixer tap, shower cubicle and close coupled WC, heated towel rail, extractor fan, double glazed window to rear, sunken spotlights, access to loft space.

Outside

To the rear is an enclosed garden mainly laid to lawn, paved patio and shrub borders. There is also a gardeners W.C., To the front is a driveway providing parking for several cars, further lawn space

General Information

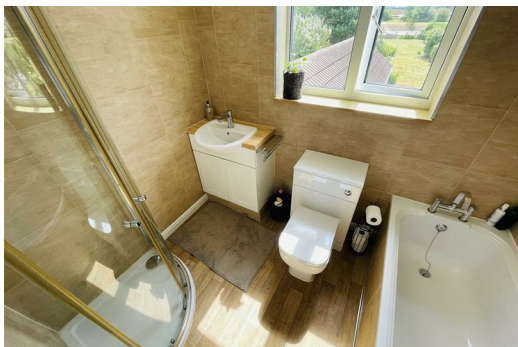
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is Band C and payable to Nuneaton & Bedworth Borough Council



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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 80 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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