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Lilleburne Drive, Nuneaton
CV10 9SE
£362,000

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

Nestled in the desirable area of The Shires, Nuneaton, this four-bedroom detached residence on Lilleburne Drive offers an exceptional opportunity for families seeking a spacious and comfortable home. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC and a versatile study, perfect for those who work from home. The generous living room and dining room provide ample space for family gatherings and entertaining guests. The fitted kitchen, complete with a utility room, ensures that all your culinary needs are met, while the delightful conservatory invites natural light and offers a serene space to relax.

The property boasts four generously sized bedrooms, with the master bedroom featuring an en suite for added privacy and convenience. The family bathroom is well-appointed, catering to the needs of the household.

Outside, you will find well-maintained gardens to both the front and rear. The property also benefits from parking, a garage, gas central heating, and double glazing throughout, ensuring comfort and efficiency.

Situated close to local shops, schools, and various amenities, this home is ideal for families. Additionally, Hartshill Hayes Country Park is nearby, offering beautiful green spaces for leisurely walks and outdoor activities. Viewings are strictly via agent only, so do not miss the chance to explore this excellent family home.







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

Study
7'0" x 6'7" (2.13m x 2.01m)
With double glazed window to front and radiator.

WC
Fitted with a low level WC, hand wash basin with mixer tap and built in storage beneath and radiator.

Living Room
16'1" x 13'5" (4.90m x 4.10m)
With double glazed box window to front, radiator, electric feature fireplace with surround and coving to ceiling, leading to:

Dining Room
9'0" x 11'0" (2.74m x 3.35m)
With radiator and coving to ceiling.

Kitchen
8'9" x 16'5" (2.67m x 5.00m)
Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and swan neck tap over, fitted induction hob with extractor hood over, eye level assisted oven, integrated appliances, space for fridge/freezer and two double glazed windows to rear.

Utility
Fitted with a matching range of base and eye level units with worktop space over, integrated appliances and door to side.

Conservatory
10'3" x 11'0" (3.12m x 3.35m)
With double glazed windows to side and rear and double glazed french doors to rear.

Landing
With doors off to various rooms and storage cupboard.

Bedroom
17'11" x 10'0" (5.46m x 3.05m)
With double glazed window to front, radiator and fitted sliding wardrobes with mirrored frontage.

En-suite
Partly tiled with shower cubicle with sliding screen, low level WC, hand wash basin with pedestal taps and storage beneath, radiator and obscure double glazed window to front.

Bedroom
12'10" x 10'0" (3.91m x 3.05m)
With double glazed window to front, fitted wardrobes and radiator.

Bedroom
9'2" x 11'2" (2.79m x 3.40m)
With double glazed window to rear, fitted wardrobes and radiator.

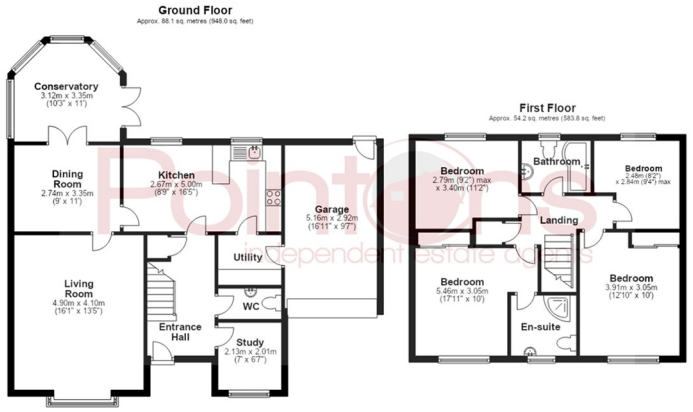
Bedroom
8'2" x 9'4" (2.48m x 2.84m)
With double glazed window to rear and radiator.

Bathroom
Fully tiled suite comprising of a panelled bath with shower over and screen, low level WC, hand wash basin with mixer tap and built in storage beneath and obscure double glazed window to rear.

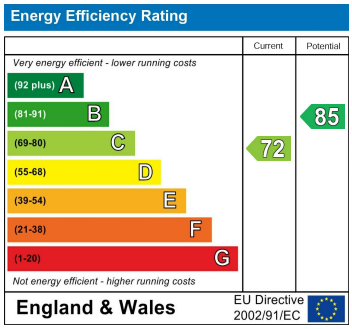
Outside
To front there is a low maintenance garden with pathway upto property and a tarmacked driveway, to rear via the side gate is an enclosed garden made up of mainly patio and decked areas.

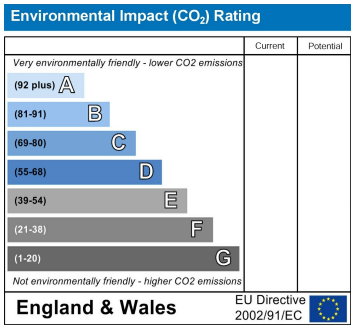
Garage
16'11" x 9'7" (5.16m x 2.92m)
Access via up and over door to front with further door to rear also having power and lighting.

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.



Total area: approx. 142.3 sq. metres (1531.8 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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