



## The Leys, Bedworth CV12 8AJ Offers Over £350,000

Spacious 4-Bedroom Detached Home – The Leys, Bedworth

Situated in the sought-after area of The Leys, Bedworth, this impressive detached family home combines generous living space with a welcoming layout, making it an excellent choice for families seeking both comfort and convenience. Extending to approximately 1,320 sq ft, the property offers versatile accommodation throughout.

The ground floor features a bright and inviting reception room, ideal for family gatherings or entertaining, alongside a well-planned kitchen and dining space that provides the heart of the home. Upstairs, there are four well-proportioned bedrooms, offering ample space for relaxation, study, or guests, complemented by a modern family bathroom.

Externally, the property enjoys a private garden and off-road parking, further enhancing its appeal.

Located in a peaceful and family-friendly neighbourhood, The Leys benefits from strong local amenities, schools, and transport links, making it an ideal setting for those wanting both community and connectivity.





## Entrance Hall

6'7" x 3'1" (2.00m x 0.94m)

Entrance door to property, central heating thermostat, alarm panel, radiator to side, doors too;

## WC

3'5" x 4'11" (1.03m x 1.51m)

Fitted with a two piece suite comprising of a close cupboard WC and vanity hand wash basin, window and radiator to front

## Living Room

15'9" x 9'9" (4.80m x 2.97m)

Feature stone fireplace with gas fire, window and radiator to front and side, patio doors leading to garden

## Kitchen/Dining Room

13'4" x 16'7" (4.07m x 5.06m)

Fitted with matching base and eyelevel units with workspace over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, integrated electric oven, integrated gas hob with extractor fan above, space for fridge and freezer, plumbing for washing machine and dryer, two windows to side, two windows to rear, patio doors to garden

## Reception Room

10'9" x 9'1" (3.27m x 2.78m)

Window to side, window and radiator to front

## Garage

17'2" x 8'11" (5.24m x 2.71m)

Up and over door, rear too access from garden

## Master Bedroom

8'4" x 16'7" (2.54m x 5.06m)

Two windows to rear, radiator to rear, door too;

## En-suite

6'9" x 4'3" (2.08m x 1.31m)

Fitted with a three piece suite comprising of a fully tiled shower cubicle with folding glass door, close coupled WC, vanity hand wash basin with underneath storage, chrome towel heater, window side.

## Bedroom 2

6'7" x 13'2" (2.00m x 4.02m)

Window and radiator to front.

## Bedroom 3

9'1" x 13'2" (2.76m x 4.01m)

Window and radiator to front, above stair storage, integrated wardrobes

## Bedroom 4

6'4" x 6'9" (1.93m x 2.05m)

Window and radiator to rear, door to:

## Family Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Fitted with a three piece suite comprising of a deep panelled bath with mixer tap and shower hose attachment, glass shower screen with shower rail hose and head, close couple WC, vanity hand wash basin with underneath storage, radiator to rear, tiling around shower above the bath, extractor fan, shaver socket.

## Extrenally

To the Front: Large lawned garden with mature trees and shrubs, access to garage, tandem parking/driveway for two vehicles side access to garden

To the rear: Fully enclosed garden with mature trees and shrubs, Summer house, storage unit, outside tap, side access to front.

## Good to Know

Tenure: Freehold

Age: 2007

EV charging to front

Summer House at rear

Heating: Gas central heating

Garden: South/West Facing

Total SqFt: 1319.69

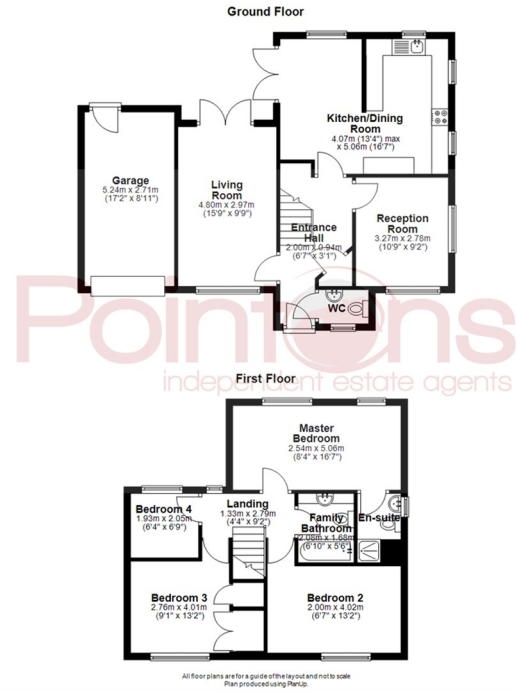
Loft: Insulated

Energy efficiency rating: tbc

Council tax band: D

## Disclaimer

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.



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

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



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