

Road Map



Hybrid Map



Terrain Map

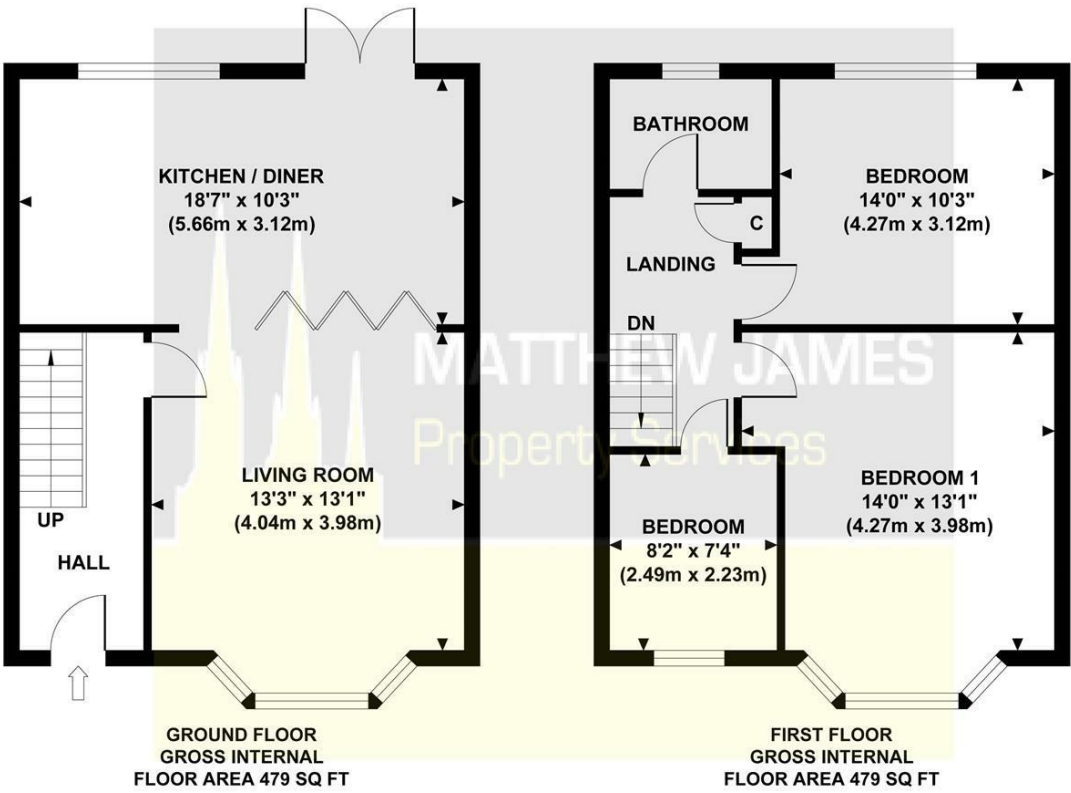


**MATTHEW JAMES**  
Property Services

Floor Plan

**97 LENTONS LANE**

Approximate Gross Internal Area 958 sq ft / 89.0 sq m

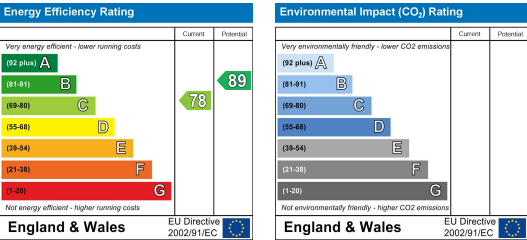


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

**Viewing**

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**97 Lentons Lane**

Aldermans Green, Coventry CV2 1NY

£295,000



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## Off Road Paking

Laid to creteprint and accessed via a dropped kerb, providing ample parking and through the newly installed front door into the:

## Entrance Hallway

Having stairs that lead off to the first floor, under stairs storage cupboard and door leading off to:

## Living Room

13'3 x 13'1  
Having a PVCu double glazed bay window to the front elevation and log burner to the one wall. Bi-fold feature doors lead to the:

## Open Plan Kitchen Dining Room

18'7 x 10'3  
Having a PVCu double glazed window and French doors to the rear elevation, a range of white gloss wall, base and drawer units with worksurface and upstand over, integrated washing machine, integrated fridge and freezer, integrated dishwasher, double oven, induction hob with modern extractor over, , illuminated plinth and seating area perfect for table and chairs.

## First Floor Landing

Having glass balustrade, access to the loft area (having drop down ladder, boarding, power, central heating boiler and lighting) and doors leading off to:

## Bedroom One

14'0 x 13'1  
Having a PVCu double glazed bay window to the front elevation and built-in mirrored wardrobes to the one wall.

## Bedroom Two

14' x 10'3  
Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

8'2 x 7'4  
Having a PVCu double glazed bay window to the front elevation.

## Family Bathroom

8'2 x 7'4  
Having a PVCu double obscure glazed window to the rear elevation, p-bath with rain-head shower over, vanity wash hand basin with drawer storage beneath, low level flush WC, ladder style heated towel rail, extractor and tiling to all splash prone areas.

## Rear Garden

Having a paved patio area, sleeper steps lead to a paved pathway that leads to a further patio with lawn to either side. To the top of the garden is a pedestrian gate that leads to the rear vehicular entry.

