



## 25 Lapwing Place, Coventry, CV4 8NE

**£320,000**

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... STILL UNDER NHBC WARRANTY... OFF ROAD PARKING... SEMI DETACHED... CLOSE TO LOCAL AMENITIES... QUIET CUL-DE-SAC LOCATION. Located on the quiet cul-de-sac of Lapwing Place, this delightful semi-detached house presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms, including a master suite with its own en-suite shower room, this property is designed for comfort and convenience.

The house boasts a spacious reception room, perfect for entertaining guests or enjoying family time. The layout is both practical and inviting, making it an ideal choice for families or professionals alike. The property is also still under NHBC warranty, providing peace of mind for the new owners.

One of the standout features of this home is its delightful front and rear gardens, offering a lovely outdoor space for relaxation or play. The property has hardly been lived in, ensuring that it is in excellent condition and ready for you to move in without delay. With the added benefit of being VACANT and with NO UPWARD CHAIN, you can enjoy a smooth transition into your new home.

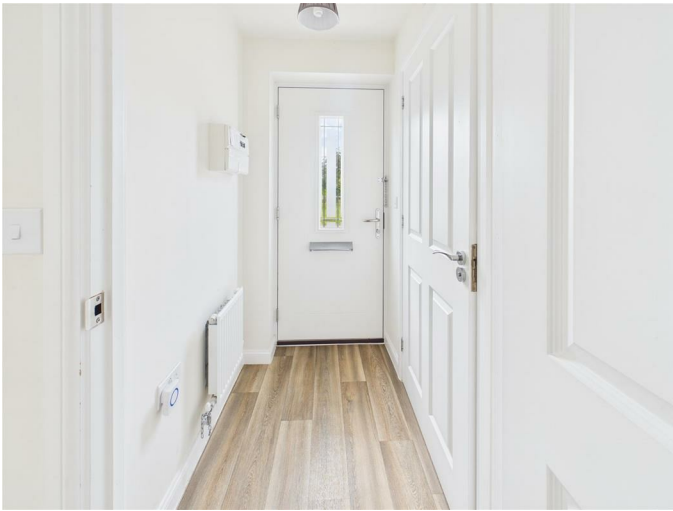
Situated on the sought-after Deram Parke development, this property combines the advantages of a quiet location with easy access to local amenities. Whether you are looking for a family home or a smart investment, this semi-detached house in Coventry is a must-see. Don't miss the chance to make it your own. We have the keys so call us now to book your immediate viewing!

## Approach



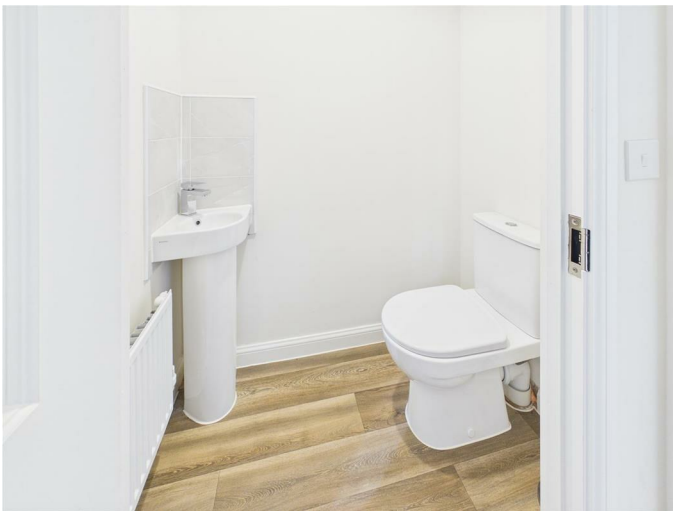
Overlooking greenery and woodland with cul-de-sac approach and having small lawned area with paved pathway that leads to the:

## Entrance Hallway



Having doors leading off to:

## WC



Having a low level flush WC, corner wash hand basin, extractor and tiling to all splash prone areas.

## Lounge

16'1 x 11'10 (4.90m x 3.61m)



Having a PVCu double glazed window to the front and side elevations, stairs that lead off to the first floor and door leading off to:

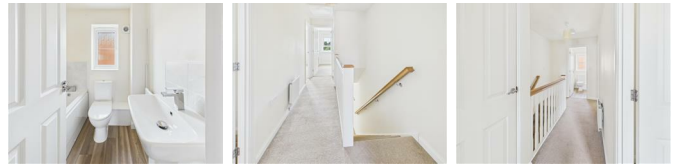
## Kitchen / Diner

14'9 x 10'2 (4.50m x 3.10m)



Having a PVCu double glazed window and French doors that lead to the rear elevation, a range of wall, base and drawer units with roll top worksurface over, upstands, integrated fridge and freezer, integrated washing machine, integrated dishwasher, integrated oven with four ring hob and extractor over, seating area, under stairs storage cupboard.

## First Floor Landing



Having airing cupboard, balustrade, access to the loft area and doors leading off to:

## Bedroom One

13'9 x 8'6 (4.19m x 2.59m)



Having a PVCu double glazed window to the front elevation and door leading to the:

### Master En Suite

4'3 x 4'3 (1.30m x 1.30m)



Having a PVCu double obscure glazed window to the side elevation, pedestal wash hand basin, low level flush WC, walk-in double shower enclosure, shaving point and tiling to all splash areas.

### Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

8'10 x 6'3 (2.69m x 1.91m)



Having a PVCu double glazed window to the front elevation.

### Family Bathroom

6'3 x 5'7 (1.91m x 1.70m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

### Rear Garden



Having fenced perimeter, garden shed, paved patio area, and pedestrian gate that leads to the:

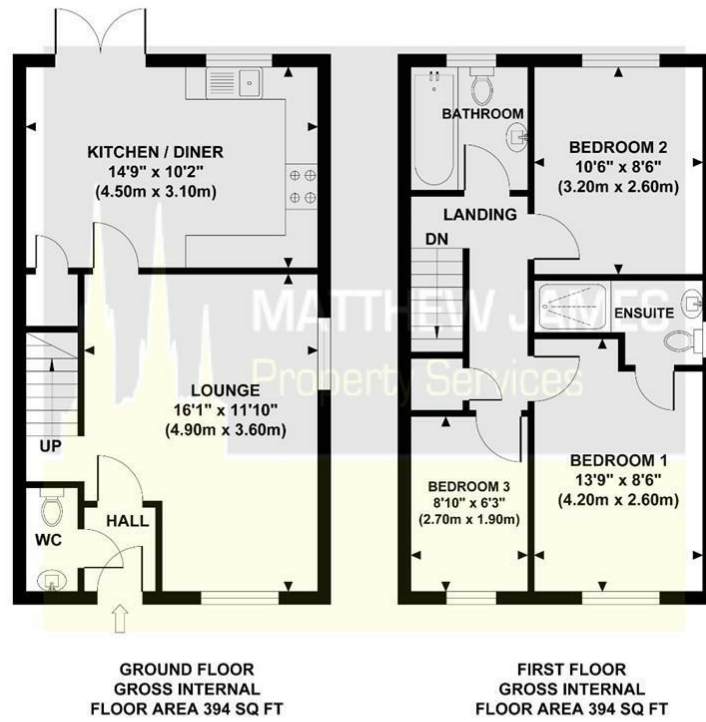
### Off Road Parking

Having space for parking two motor vehicles.

# Floor Plan

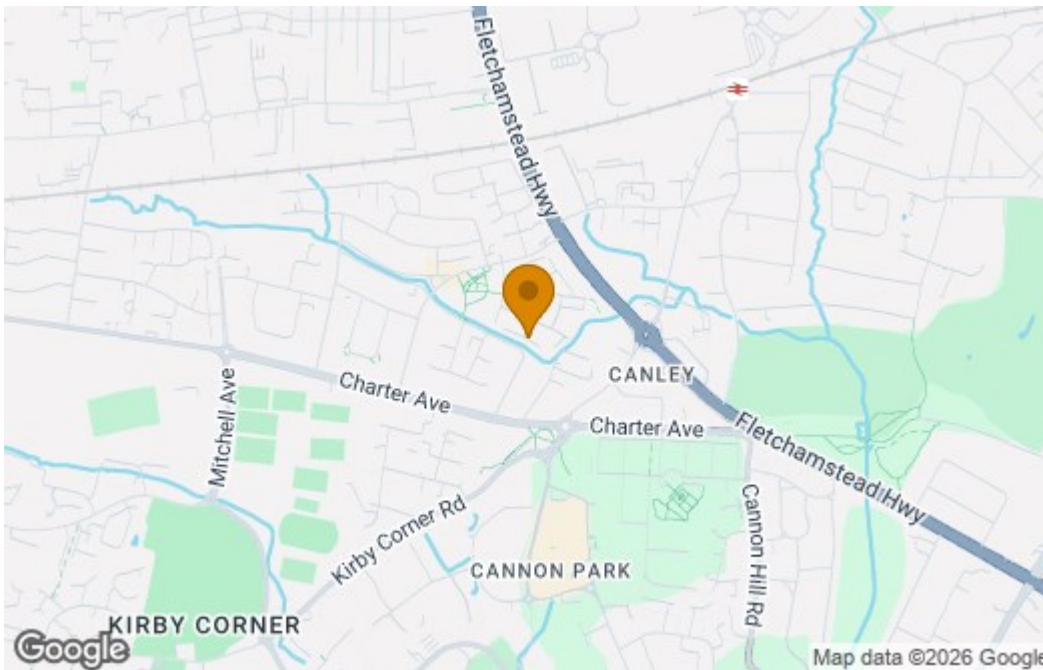
## 25 LAPWING PLACE

Approximate Gross Internal Area 788 sq ft / 73.10 sq m

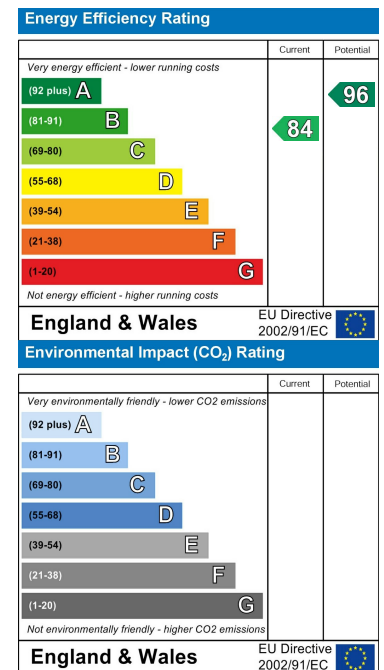


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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