

52 Lentons Lane

Aldermans Green, Coventry, CV2 1NW

If you're looking for a spacious, fantastic family home that benefits from the amenities of city living but with a countryside feel and lifestyle - this is the one. Located just on the outskirts of Coventry in Aldermans Green, this three bedroomed property is a must to view in person to get a real feel for what's on offer.

As you step inside you get that first sense of space and what a lovely home - having been lived in by the current owners for thirty years, it's been well loved and kept with many improvements. Being double fronted, the entrance hallway sits in the middle with doors off to the left for the lounge area and right to the kitchen diner area. Both rooms are the entire length of the house, enjoy garden views and are naturally flooded with day light from the dual aspect windows and patio doors.

Head upstairs to the first floor, where the delights and surprises continue. Boasting three, very much larger than average bedrooms and family bathroom - keeping everyone happy.

Outside, both front and rear gardens are beautifully maintained. The rear garden is one to show off and enjoy with its south facing position, a good sized patio area and a lawn that's fit for a game of football!

Price Guide £279,995

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- A Rare Opportunity to Purchase a Substantial Property In a Semi Rural Location
- South Facing Rear Garden with Greenery Views
- Just Minutes from University Hospital and Major Road Networks
- Council Tax Band A
- Three Larger Than Average Bedrooms
- Full Length Kitchen / Diner
- Gas Central Heating & PVCu Windows & Doors
- Superb Potential to Further Improve
- Excellant Location for City Living with Countryside Lifestyle
- EPC Rating D

GROUND FLOOR

Entrance Hallway

Lounge

21'3" x 14'5" (6.5 x 4.4)

Kitchen Diner

21'3" x 9'10" (6.5 x 3.0)

FIRST FLOOR

Bedroom One

14'5" x 13'5" (4.4 x 4.1)

Bedroom Two

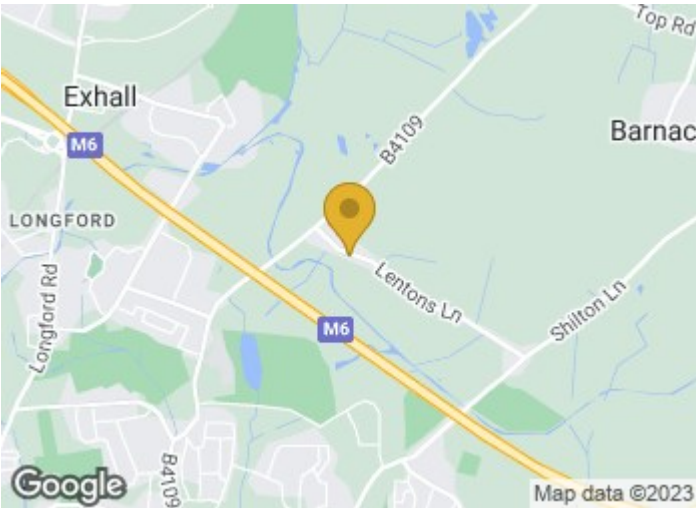
14'5" x 9'10" (4.4 x 3.0)

Bedroom Three

10'9" x 9'10" (3.3 x 3.0)

Family Bathroom

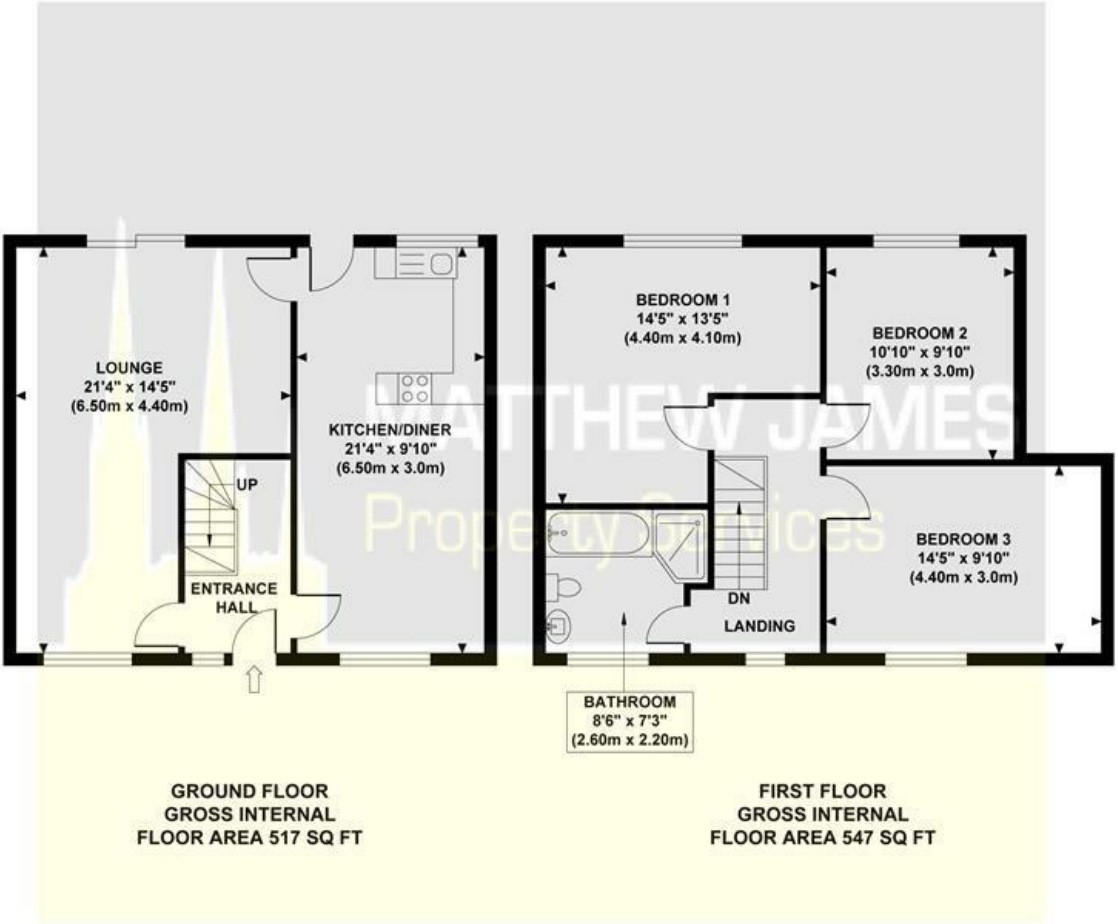
8'6" x 7'2" (2.6 x 2.2)



Directions

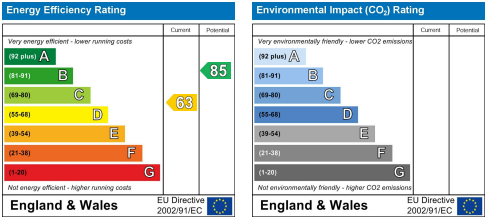


LENTONS LANE
Approximate Gross Internal Area
1064 sq ft / 98.80 sq m



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.

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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