



**Joseph Luckman Road Bedworth CV12 8BQ**  
**Offers Over £249,995**

**Benburys**  
SALES AND LETTINGS



Benburys are delighted to present this beautifully maintained three-bedroom family home, perfectly positioned in a sought-after location. With excellent access to local schools, community amenities, and major motorway networks, this property is ideal for first-time buyers or those seeking a home that's move-in ready. Lovingly cared for by its owners, every detail has been finished to a high standard, making this a must-see home. EPC TBC

Front Aspect

The property boasts fantastic kerb appeal, featuring a dropped curb, a stylish block-paved driveway, and a well-kept artificial lawn with charming slate borders. The modern decorative fencing enhances privacy, while a convenient side access gate leads to the rear garden.

Entrance

Step inside through the composite front door, framed by double-glazed windows to the front and side aspects, allowing for plenty of natural light. The entrance is finished with sleek porcelain flooring, setting the tone for the elegance found throughout the home. A door leads into the:

Kitchen/Dining Room

A stunning space that perfectly blends style and functionality, the kitchen is fitted with a range of high-gloss black units, complemented by an integrated oven, hob, dishwasher, and plumbing for a washing machine and fridge freezer. Spotlights add a contemporary touch, while the spacious dining area easily accommodates a table for six. The skylight, along with double-glazed windows to the front and bay aspect, floods the room with natural light, creating a bright and inviting atmosphere. A door leads to the:

Lounge

A cosy yet stylish retreat, the lounge features a beautiful fireplace as its centrepiece, quality laminate flooring and an open-plan staircase leading to the first floor. A double-glazed window to the rear aspect and French doors provide seamless access to the:

Conservatory

Surrounded by double-glazed windows, this additional living space is perfect for relaxing and enjoying the garden views. French doors open to the:

Veranda & Rear Garden

Designed for entertaining, the purpose-built veranda features toughened glass, decking, and a seating area—an idyllic spot for hosting guests. The low-maintenance rear garden offers artificial grass, decorative trellis for added privacy, and well-placed borders. An outdoor tap and a garden shed provide convenience and additional storage.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Landing Area

A bright and airy space, featuring a side glazed window and access to all rooms on the first floor.

Bedroom One

A generously sized double bedroom featuring newly fitted carpets, a decorative radiator, and ample space for wardrobes and bedroom furniture. A double-glazed window to the front aspect allows for plenty of natural light.

Bedroom Two

Another spacious double room with plush carpets, ample space for furniture, and a double-glazed window overlooking the rear aspect.

Bedroom Three

A well-proportioned single bedroom with newly fitted carpet, a built-in storage cupboard, and a double-glazed window to the rear aspect.

Bathroom

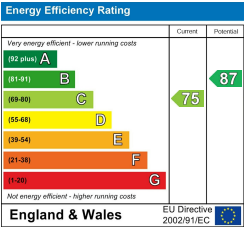
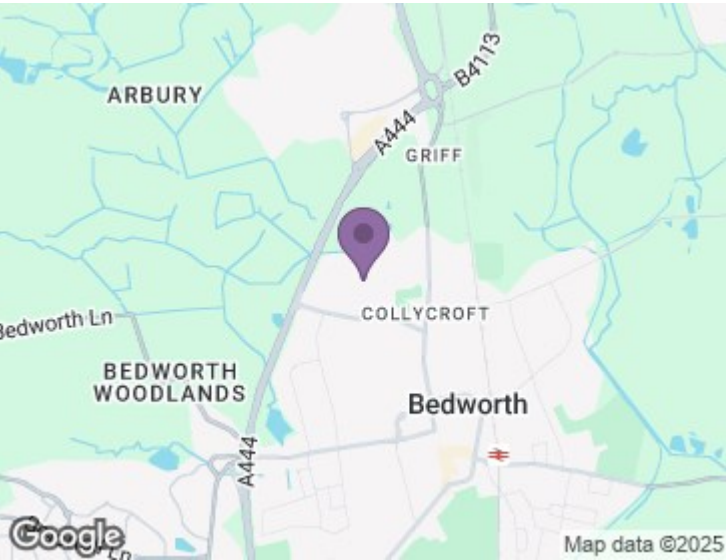
Indulge in a touch of luxury with the Jacuzzi bath, complete with a combination shower overhead. The stylish design includes a low-level WC, a touch-sensor mirror, ceramic floor tiles, and modern tiling to the walls. A double-glazed window to the front aspect enhances the light and fresh feel of the room.

Viewings

This exceptional home offers everything a modern family could desire—style, comfort, and convenience—all within a highly desirable location. Book your viewing today by calling us on 02476 661553 or via email to enquiries@benburys.co.uk

Agency Notes

- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2. These particulars do not constitute part or all of an offer or contract.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Potential buyers are advised to recheck the measurements before committing to any expense.
- 5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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