

**Lentons Lane Aldermans Green Coventry CV2**  
**£295,000**

**Benburys**  
SALES AND LETTINGS



This beautiful double-bayed mid-terrace house on Lentons Lane offers a perfect blend of modern living and comfort. Built in 1955, the property has been thoughtfully updated throughout, ensuring a contemporary feel. Spanning an impressive 947 square feet, this home features three well-proportioned bedrooms, making it ideal for families. The inviting reception room provides a warm and welcoming atmosphere and features bi-fold doors leading into the kitchen/dining room which is perfect for relaxation or entertaining guests. The modern bathroom is designed with functionality in mind. One of the standout features of this property is the landscaped garden, which offers a serene outdoor space. Driveway with parking for up to four vehicles.

### Hallway

Coming through the composite door into a welcoming neutrally decorated space featuring laminate flooring and central heating radiator. The hallway provides access to the reception room and stairs to the first floor.

### Living room

13'3" x 13'0" (4.04 x 3.98)

This room offers a great family living space, double-glazed bay window with blinds at the front and bi-fold doors opening into the kitchen/dining room. Laminate flooring, log burner and double central heated radiator.

### Kitchen / Dining area

18'6" x 10'2" (5.66 x 3.12)

This kitchen and dining area is fitted with matching high gloss cupboards and draws, breakfast bar, built in induction hob with extractor over, electric oven and steam oven, inset one and a half bowl sink unit with mixer tap, ample roll top work surfaces with complimenting splash back areas, integrated fridge freezer, dishwasher, and washing machine. Finished with laminate flooring and under unit lights. Vertical central heating radiator, electric panel heater and double glazed French doors with blinds.

### Landing

Neutrally painted landing with carpeted flooring and featuring a glass banister giving the landing a spacious feeling. Doors that lead to the bedrooms and bathroom.

### Bathroom

Fitted with a modern white suite which features a p shaped bath with shower-mixer unit over and glass screen, low level W.C and vanity wash basin. This half tiled bathroom benefits from a heated towel rail, tiled flooring and a doubled glazed opaque window to rear aspect.

### 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.

### Bedroom 1

14'0" x 13'0" (4.27 x 3.98)

This larger than average double bedroom has a double fitted wardrobe and ample space for other furniture. Central heating radiator, carpeted flooring and double glazed bay window with blinds overlooking the front aspect of the property.

### Bedroom 2

14'0" x 10'2" (4.27 x 3.12)

This good size double room has a central heating radiator, carpeted flooring and double glazed window with blinds overlooking the rear aspect of the property.

### Bedroom 3

8'2" x 7'3" (2.49 x 2.23)

This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a central heating radiator, carpeted flooring and a double glazed window with blinds overlooking the front aspect of the property.

### Garden

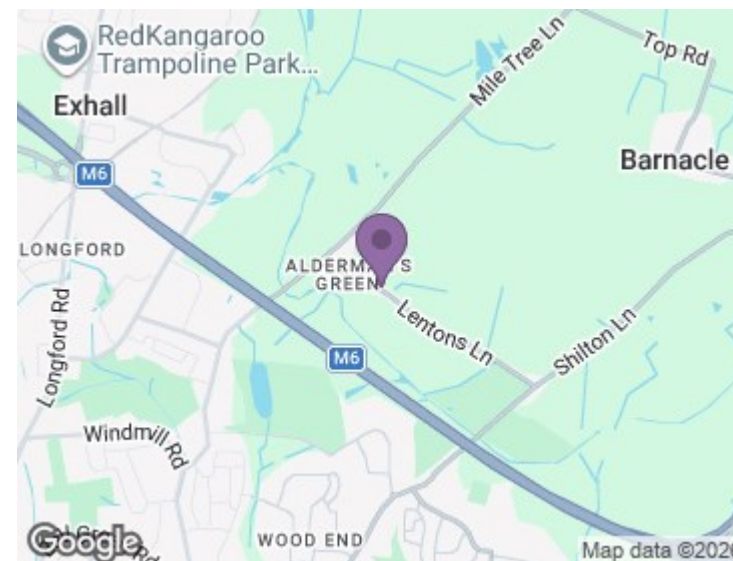
A spacious landscaped rear garden with patio areas, perfect for entertaining. The garden also features a shed and is mainly laid to lawn, offering plenty of room for relaxation and outdoor activities.

### 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.

### Tenure-Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	89
(81-91) B	78
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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20 Parkville Highway Coventry CV6 4HZ  
Tel: 024 7666 1553  
Email: enquiries@benburys.co.uk