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Lindley Road  
CV12 0LJ

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\*Non Standard Construction\*

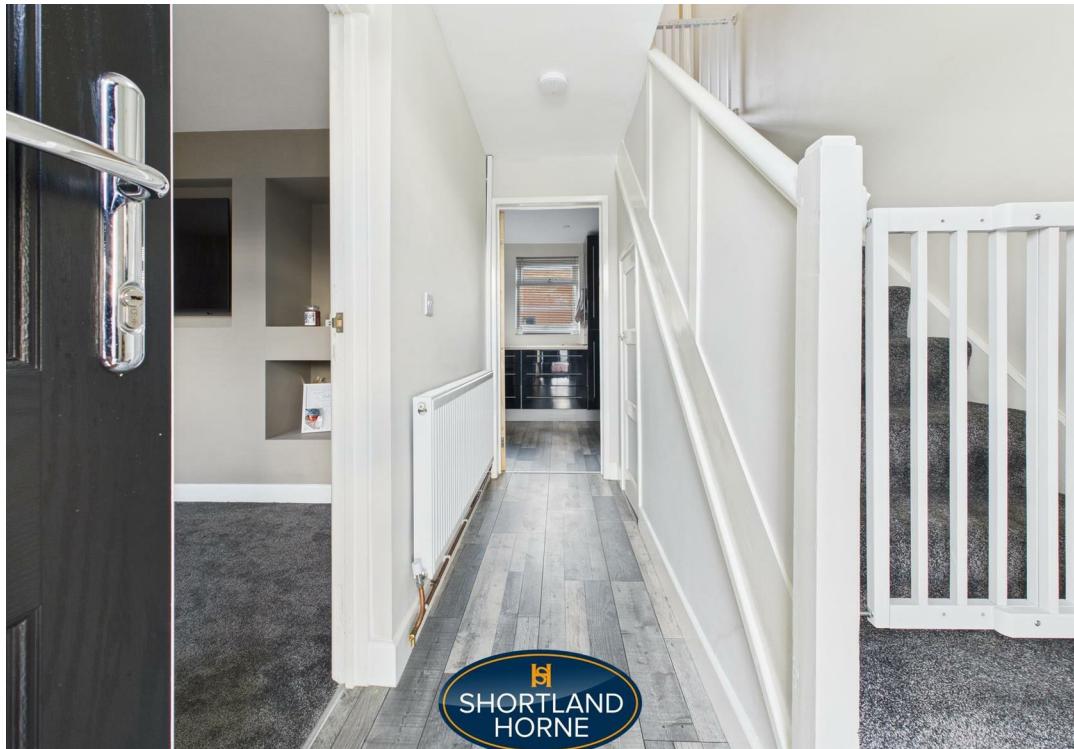
Welcome to this beautifully modernised three-bedroom semi-detached house located on Lindley Road in the charming town of Bedworth. This delightful property offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed with modern fixtures and fittings, ensuring a functional space for culinary enthusiasts. The property boasts three generously sized bedrooms, each offering ample natural light and space for personalisation.

The bathroom is tastefully designed, providing a serene environment for unwinding after a long day. Additionally, the property benefits from off-road parking, a valuable feature in this area, ensuring convenience for you and your guests.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its





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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

1.83m x 3.40m

#### Living Room

4.04m x 2.92m

#### Kitchen

5.99m x 2.59m

### FIRST FLOOR

#### Bedroom One

3.25m x 3.00m

#### Bedroom Two

3.58m x 2.59m

#### Bedroom Three

2.62m x 2.39m

#### Bathroom

2.31m x 1.68m



## Floor Plan



Total area: sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

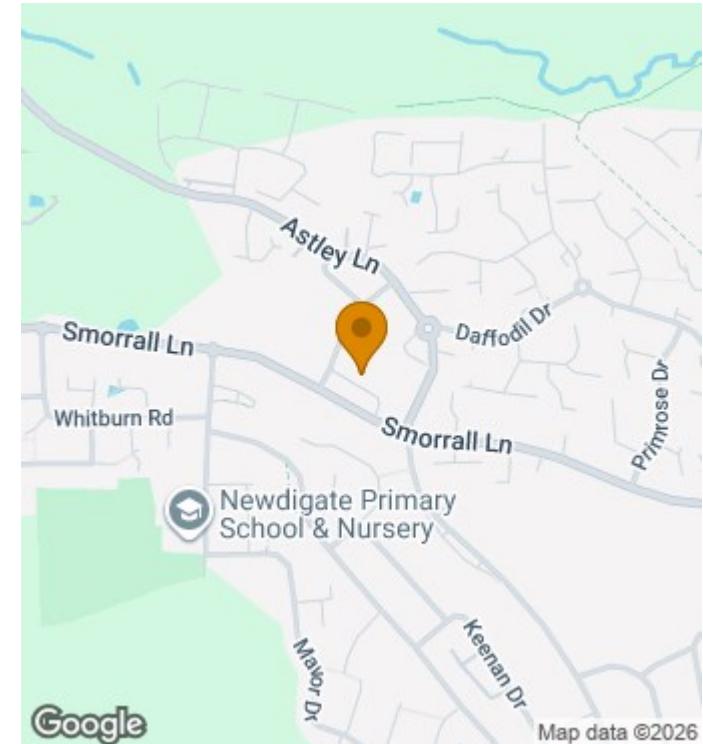
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

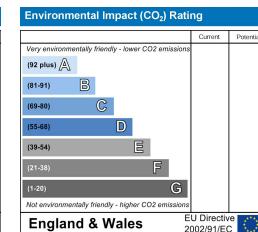
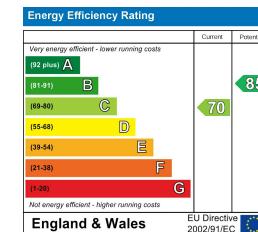
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC



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