



HOPKINS & DAINTY
E S T A T E A G E N T S



The Lynch, Nuneaton, CV11 4LQ

£345,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning 2/3 bedroom semi detached bungalow in a pleasant cul-de-sac. Set in a pleasant residential cul-de-sac, overlooking Attenborough Sports Club to the rear. The accommodation has been well maintained by the current owners and comprises: entrance porch and hallway, bay fronted lounge with a feature fireplace, a stylish fitted kitchen with a range of integrated appliances, bathroom with a four piece suite, including a separate shower and bath; a ground floor bedroom with fitted wardrobes, separate dining room (or potential third bedroom) with access through to a generous rear conservatory overlooking the garden. On the first floor there is a large master bedroom with built in wardrobes and eaves storage. The property also has gas central heating and double glazing, front driveway parking, a brick garage with two brick storage sheds and a delightful patio and shrub garden with a covered patio seating area.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Porch

Accessed via a double glazed entrance door, with a double glazed side panel. Tiled flooring and a single glazed wooden door to:

Hallway



With attractive wooden flooring, a radiator and coving to the ceiling.

Lounge 13'11" x 12'11"+bay (4.25 x 3.95+bay)



Wooden flooring, feature fireplace and a gas stove, radiator and a double glazed front bay window.

Kitchen 11'11" x 10'8" (3.64 x 3.27)



Fitted with a range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. Decorative tiled splashbacks and flooring, a built in electric oven, hob and hood; along with an integrated dishwasher, washing machine and fridge/freezer. Radiator, ceiling spotlights, double glazed rear window and double glazed stable door opening onto the garden.

Dining Room/ Bedroom 3 11'11" x 10'11" (3.64 x 3.33)



Separate dining room or potential third bedroom, with wooden flooring, a radiator and double glazed French doors opening to:

Conservatory 13'0" x 10'7" (3.98 x 3.25)



Rear conservatory with double glazed windows and French doors opening onto the rear garden.

Bedroom 2 11'10" x 10'10" max. (3.63 x 3.31 max.)



Fitted with a range of wardrobes, a dressing table and drawers. Wooden flooring, a radiator and double glazed front window.

Bath/Shower Room 8'0" x 5'7" (2.46 x 1.72)



Four piece suite comprising bath, separate shower, wash

hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, an extractor vent, built in boiler cupboard and two double glazed rear windows.

Inner Hall

With a radiator, stairs leading up and a double glazed rear window.

First Floor Master Bedroom 20'10" x 11'6">9'2" (6.36 x 3.52>2.81)



Spacious first floor master bedroom with two double glazed velux roof lights, built in wardrobes, eaves storage cupboards and ceiling spotlights.

Front/Driveway

To the front of the property there is a block paved driveway, access to the garage and gated entry to the rear garden.

Garage 18'0" x 9'0" max. (5.50 x 2.75 max.)

With an up and over door, electric light and power connected, fitted storage cupboards, a double glazed rear window and two attached brick storage sheds.

Rear Garden



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the rear of the property there is an established shrub garden with patio seating areas, including a covered seating area behind the garage.

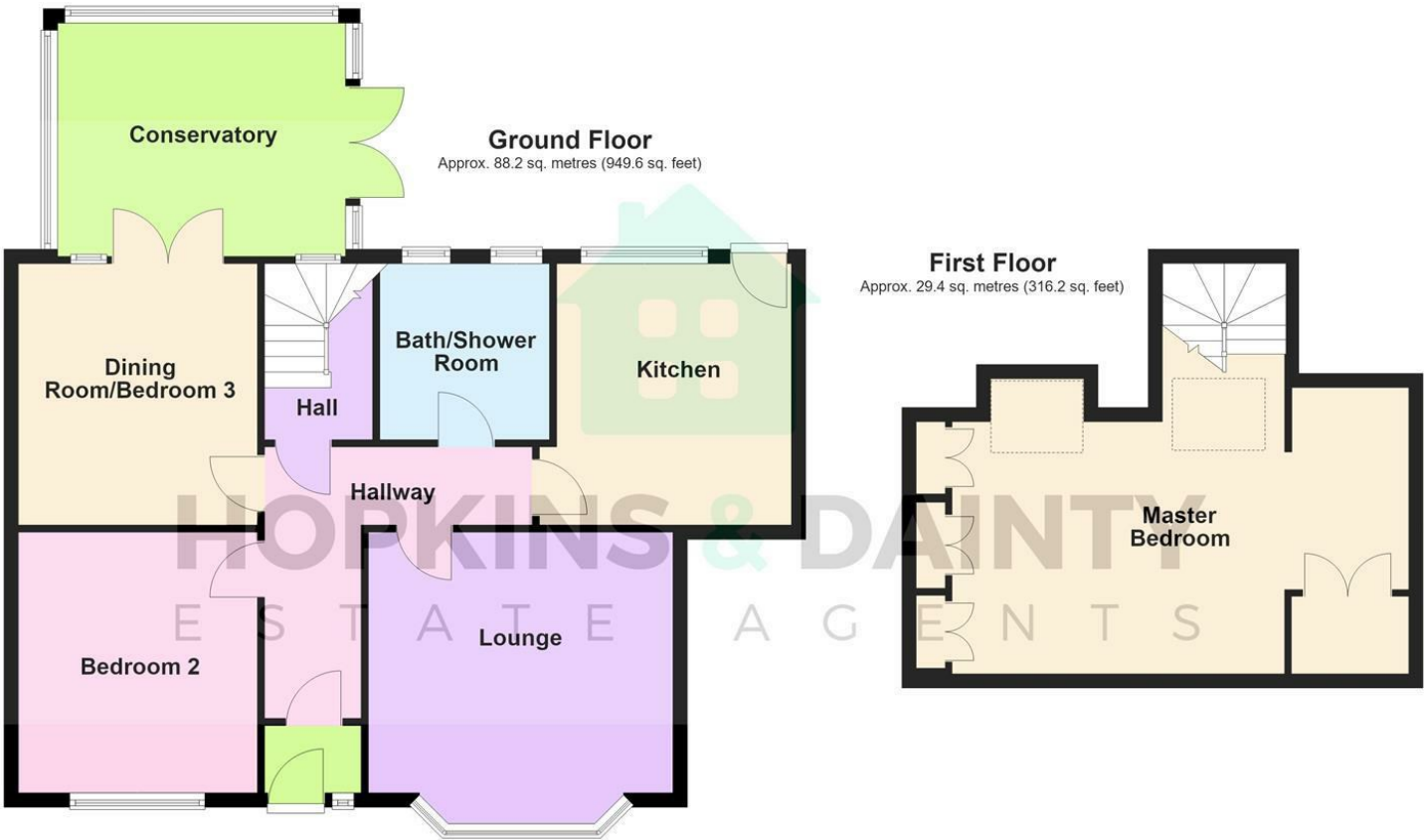
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

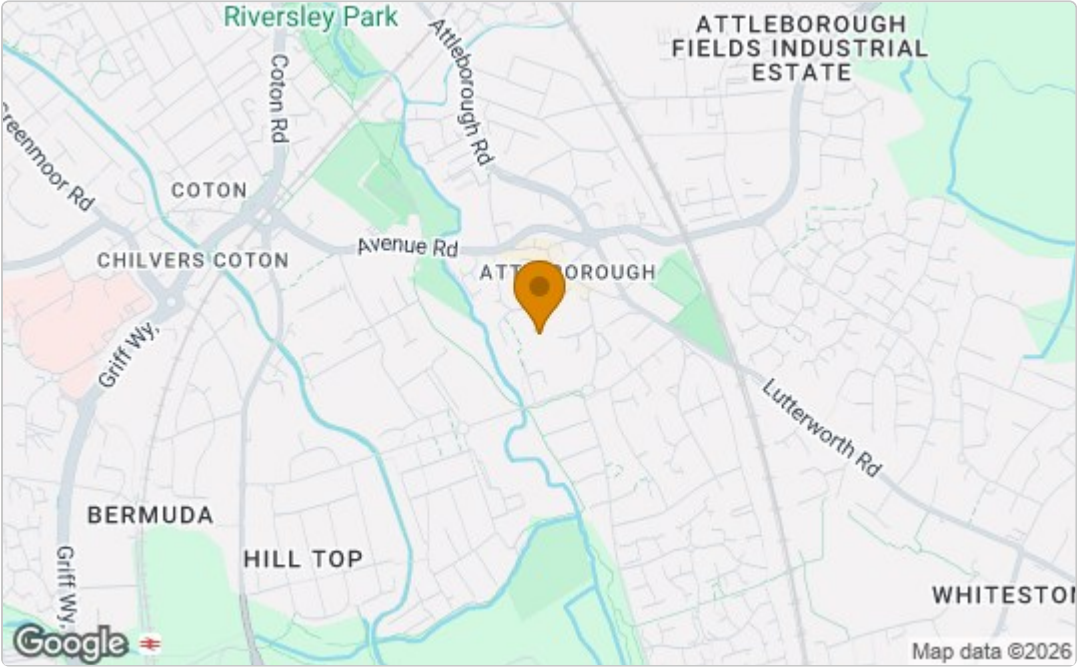
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

Floor Plan

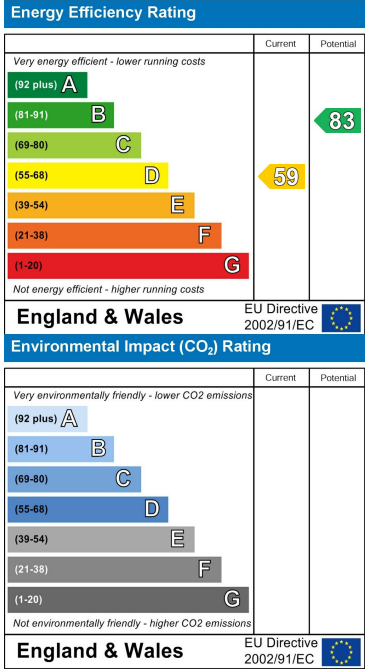


Total area: approx. 117.6 sq. metres (1265.8 sq. feet)
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Plan produced using PlanUp.

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.