



Lilleburne Drive

, Nuneaton, CV10 9SE

£1,350 Per Month



Welcome to this charming semi-detached house located on Lilleburne Drive in the heart of Nuneaton. Built in 2003, this delightful property offers a comfortable living space of 872 square feet, making it an ideal home for families or professionals seeking a peaceful yet convenient lifestyle.

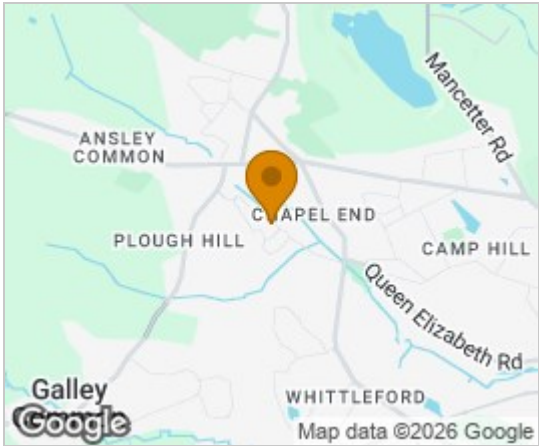
As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The property boasts three well-proportioned bedrooms, providing ample room for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the parking availability, with space for one vehicle, along with two additional parking spaces on the drive. This property also has a garage. This is a rare find in the area, making it a practical choice for those with multiple cars or visitors.

The property holds an Energy Performance Certificate (EPC) rating of C, reflecting its energy efficiency and potential for lower utility bills. Additionally, the council tax band is C, which is reasonable for a property of



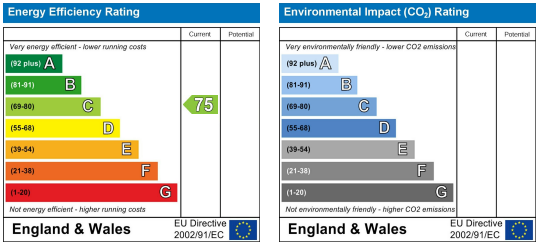
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET
COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350



BOND GATE CHAMBERS
NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

74 LONG STREET
ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

www.pointons-group.com

VAT NO 742186125