



**Fleece Lane, Nuneaton**  
**CV11 6BS**  
**£400,000**

**Freehold - Nuneaton & Bedworth Band: E - EPC: B**

Nestled on the charming Fleece Lane in Nuneaton, this luxury four-bedroom detached residence offers an exceptional living experience. Set within its own private driveway, the property boasts ample parking for up to four vehicles, alongside a detached garage, ensuring convenience for families and guests alike.

Upon entering, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The living room provides a perfect space for relaxation, while the dining room is open to the entrance ideal for entertaining. The fitted kitchen is a chef's delight, featuring integrated appliances and a stylish island, making it both functional and aesthetically pleasing. A convenient downstairs WC adds to the practicality of the layout.

The first floor is home to four generously sized bedrooms, each equipped with fitted wardrobes, providing ample storage. The master bedroom benefits from an en suite bathroom, offering a private retreat. Bedroom four is currently utilised as a study, complete with fitted units, making it a versatile space for work or leisure.

The property is in pristine condition throughout, showcasing modern gas central heating and double glazing, ensuring comfort and energy efficiency. The gardens, both front and rear, provide delightful outdoor spaces for relaxation and recreation.

Situated in an excellent location, this home is well-connected for commuting and is within close proximity to schools and local amenities. This stunning residence is not only a beautiful home but also an excellent investment opportunity. It is truly a must-see for anyone seeking a blend of luxury and practicality in a desirable area.



## Entrance Hall

10'0" x 6'11" (3.05m x 2.10m)

Entrance via front door, with doors off to various rooms, stairs off to the first floor and storage cupboard containing consumer unit.

## Living Room

16'9" x 10'2" (5.10m x 3.10m)

Beautifully designed with double glazed window to front, double glazed french doors to rear and radiator.

## Dining Room

10'10" x 10'2" (3.30m x 3.10m)

Open through from entrance with two double glazed windows to front and side and radiator.

## WC

5'3" x 3'3" (1.60m x 1.00m)

Partly tiled modern WC having a low level WC, corner hand wash basin with mixer tap, radiator and extractor fan.

## Fitted Kitchen

15'1" x 15'9" (4.60m x 4.80m)

Stunning fitted kitchen with base and eye level units with worktop space over, porcelain sink unit with brass swan neck taps over, fitted hob unit with built in extractor, eye level double fan assisted ovens, integrated fridge/freezer, dishwasher and washing machine, stylish island with breakfast bar area, radiator, double glazed windows to side and rear and french doors to rear.

## Landing

4'6" x 3'8" (1.36m x 1.11m)

Doors off to various rooms with double glazed window to rear and radiator.

## Bedroom

10'2" x 17'5" (3.10m x 5.30m)

With double glazed windows to side and rear, fitted wardrobes with mirrored frontage and radiator.

## En-suite

6'7" x 4'3" (2.00m x 1.30m)

Partly tiled modern suite comprising of a shower cubicle with glass screen, low level WC, hand wash basin with mixer tap, radiator, extractor fan and obscure double glazed window to side.

## Bedroom

10'2" x 15'9" (3.10m x 4.80m)

With double glazed windows to front and side, fitted wardrobes with mirrored frontage and radiator.

## Bedroom

10'2" x 11'10" (3.10m x 3.60m)

With double glazed windows to front, fitted wardrobes with mirrored frontage and radiator.

## Bedroom

7'7" x 6'11" (2.30m x 2.10m)

Currently homed as a study with fitted units and built in desk space with double glazed window to rear and radiator.

## Bathroom

6'7" x 5'7" (2.00m x 1.70m)

Partly tiled with a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap, extractor fan and radiator.

## Outside

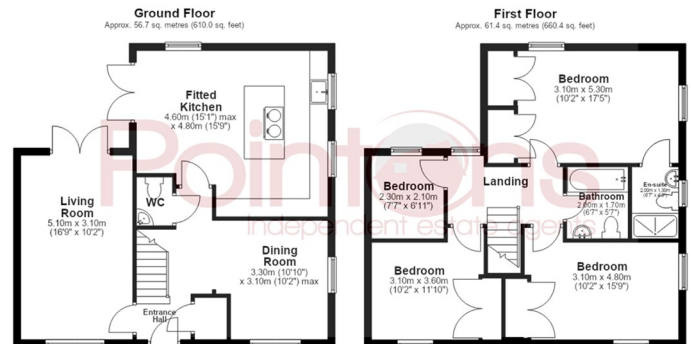
To front overlooking greenery and trees is a low maintenance stoned garden with a tarmacked driveway for plenty of vehicles, to rear via the side gate is an enclosed landscaped garden, made up of stoned and tiled patio areas.

## Garage

Access via up and over door.

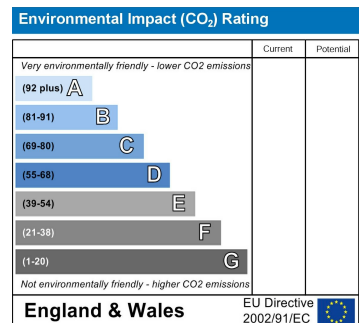
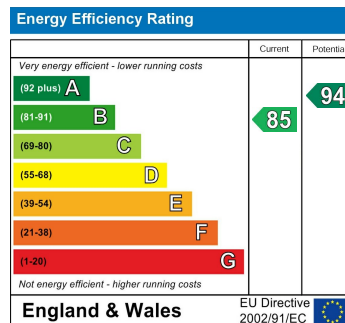
## General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 118.0 sq. metres (1270.4 sq. feet)

All floor plans are for a guide of the layout and not to scale. Plans produced using PlanIt.



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