



**Kingsway, Nuneaton
CV11 5LP
Asking Price £275,000**

Nestled in the charming area of Kingsway, Nuneaton, this semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. With three well-proportioned bedrooms, there is plenty of room for family living or accommodating guests.

The heart of the home is a beautifully designed family kitchen and dining area, perfect for enjoying meals together or hosting gatherings. The property has been tastefully improved and extended, ensuring a modern and comfortable living experience. Additionally, a utility room and a guest cloakroom add to the convenience of daily life.

Step outside to discover a delightful garden featuring a bar and games room, ideal for socialising or unwinding after a long day. The outdoor space is perfect for both entertaining and enjoying quiet moments in the fresh air.

Parking is a breeze with space for two vehicles, making this home not only practical but also a wonderful place to create lasting memories. This property is a true gem in Nuneaton, offering a blend of comfort, style, and functionality. Don't miss the chance to make it your own.



Entrance

Via double glazed entrance door leading into

Entrance Hall

Radiator, wooden laminate flooring, stairs to first floor landing with spindles, doors to:

Lounge

13'2" x 12'5" (4.01m x 3.79m)

Double glazed bay window to front, ornamental coal effect living flame effect gas fire set in Adam style surround feature tiled back and hearth, double radiator, telephone point, TV point, coving to ceiling.

Kitchen/Dining/Family Room

12'6" x 18'10" (3.80m x 5.75m)

Fitted with a matching range of base units with worktop space over, matching island unit with cupboards drawers under and induction hob, stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, built-in eye level electric fan assisted oven, built in combination microwave and fan assisted oven, obscure double glazed window to side, radiator, ceramic tiled flooring, sunken ceiling spotlights, door to pantry and utility room, opening, to:

Sitting Room

10'4" x 9'6" (3.14m x 2.89m)

Double glazed velux skylight to rear with sunken ceiling spotlights, double glazed double doors to garden.

Utility

10'5" x 3'11" (3.18m x 0.93m)

Plumbing for washing machine, space for American style fridge/freezer and additional appliance, ceramic tiled flooring, sunken spotlights, double glazed door to garden, door to:

Cloakroom

Fitted with two piece suite comprising, vanity wash unit with cupboard under and mixer tap, low-level WC and extractor fan, ceramic and half height tiling to all walls, radiator, ceramic tiled flooring, sunken spotlights, concealed combination boiler serving heating system and domestic hot water.

Pantry

3'4" x 2'6" (1.01m x 0.77m)

Obscure double glazed window to side.

Landing

Obscure double glazed window to side, access to part boarded loft space with pull down metal ladder and light point connected, doors to:

Bedroom

12'0" x 11'3" (3.66m x 3.42m)

Double glazed window to front, two built-in double wardrobes with hanging rails and shelving, ornamental fireplace and double radiator,

Bedroom

11'6" x 11'3" (3.50m x 3.44m)

Double window to rear, ornamental fireplace and radiator.

Bedroom

8'11" x 7'5" (2.72m x 2.27m)

Double glazed window to front, radiator, picture rail and coving to ceiling.

Bathroom

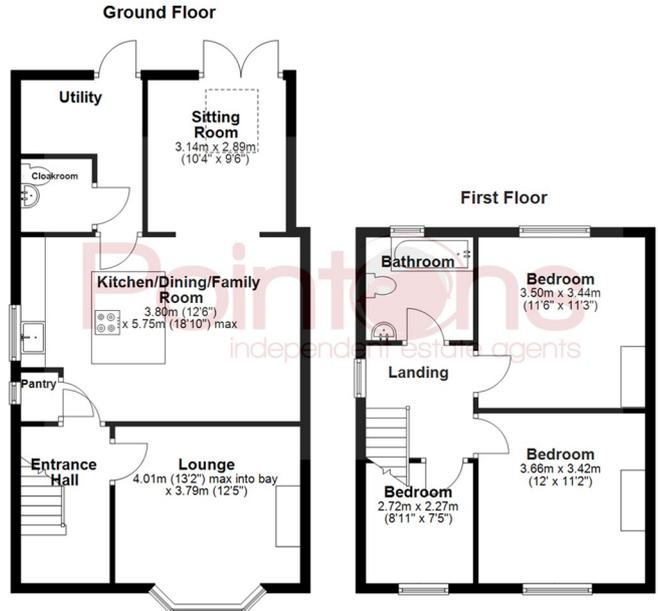
Recently refitted with three piece Victorian style suite comprising roll top bath with ornamental feet and independent shower over, matching telephone style mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail incorporating radiator, obscure double glazed window to rear, ceramic tiled flooring.

Outside

To the rear is an enclosed garden with paved patio, lawn, brick built barbecue and ovens, bar / games room, side pedestrian access leading to the front where this a block-paved driveway providing parking for two cars

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. Council tax is band B payable to Nuneaton & Bedworth Borough Council.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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