



**207 Marston Lane, Attleborough
Nuneaton CV11 4RF
Asking Price £185,000**

Nestled in a charming cul-de-sac on Marston Lane in Attleborough, this delightful house presents an excellent opportunity for those seeking a comfortable family home. With no chain involved, the property is ready for immediate occupancy, allowing for a smooth transition into your new abode.

The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods these rooms creates a warm and welcoming atmosphere.

Accommodating three well-proportioned bedrooms, this property is ideal for families or those looking for extra space as well as an extra box room whilst the bathroom is conveniently located, catering to the needs of the household with ease.

Situated in a desirable location, this house is close to local amenities, schools, and parks, making it a perfect choice for families and professionals alike. The surrounding area offers a blend of convenience and tranquillity, ensuring that you can enjoy the best of both worlds.



Entrance

Via canopy porch with entrance hall leading into:

Entrance Hall

Radiator, stairs to first floor landing, doors to:

Lounge

16'2" x 12'1" (4.94m x 3.69m)

UPVC bay window to front with feature surround and tiled hearth, radiator, central heating thermostat, textured ceiling, sliding door to:

Dining Room

9'0" x 9'0" (2.74m x 2.75m)

UPVC window to rear, radiator.

Fitted Kitchen

9'0" x 9'1" (2.75m x 2.77m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, gas point for cooker, UPVC window to rear, radiator, door to pantry and further part glazed door leading to rear

Landing

Doors to:

Bedroom

10'6" x 12'3" (3.19m x 3.73m)

Upvc window to front, radiator, built in wardrobe

Bedroom

8'11" x 12'2" (2.73m x 3.72m)

UPVC window to rear, radiator, access to loft space, built-in boiler cupboard, housing combination boiler serving heating system and domestic hot water, built in wardrobes.

Bedroom

8'3" x 10'2" max (2.52m x 3.12m max)

Picture window over staircase, Upvc window to front and radiator

Store Room

Walk in Store Room with light .

Bathroom

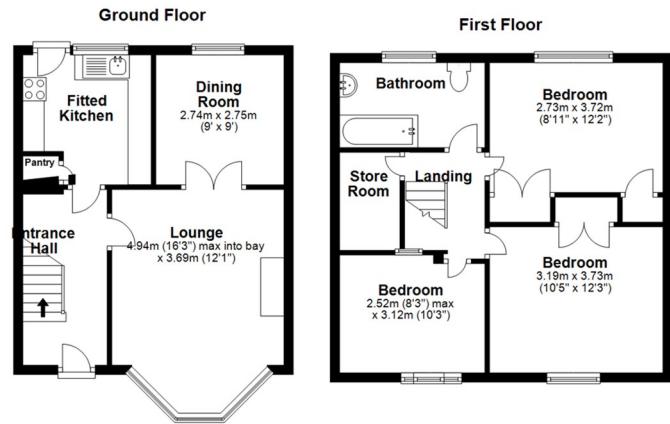
Three piece coloured suite comprising panelled bath with separate shower over and matching telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point and light, obscure Upvc window to rear, radiator.

Outside

To the rear is an enclosed garden with lawn, patio and greenhouse as well as two brick build storage sheds and w.c. To the front is a driveway leading to entrance and gated side pedestrian alleyway.

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 A 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		
(61-80) 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		



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

