



**15 Warwick Gardens, Stockingford  
Nuneaton CV10 8DB  
Asking Price £240,000**

Pointons are delighted to offer for sale this vastly extended three bedroom semi detached house, located on a quiet cul-de-sac located close to local shops, schools & other amenities. The property itself has been vastly improved in recent years to offer a new kitchen, bathroom, extended living space & a further reception room. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen having integrated appliances including dishwasher, washing machine, fridge/freezer, microwave, double oven & hob, an extended dining area & a reception room that could be used as an office for anyone working from home. To the first floor there are three bedrooms & a refitted family bathroom. To the rear of the property is an enclosed garden & to the front of the property a driveway providing offroad parking, leading onto garage having up & over door with power & lighting. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing, contact us today. EPC-D





### Entrance Hall

With entrance door, radiator, vinyl flooring & stairs off to the first floor.

### Lounge

16'0" x 12'10" (4.88m x 3.91m)

Double glazed window to front, feature gas fireplace having marble surround & hearth, double radiator, laminate flooring, telephone point, TV point & understairs storage cupboard.

### Kitchen

7'9" x 15'10" (2.36m x 4.83m)

Fitted with a matching range of base and eye level units with worktop space over with single drainer with swan neck mixer tap, built-in fridge/freezer, dishwasher and washing machine & microwave, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over & laminate flooring.

### Dining Area

12'2" x 15'2" (3.70m x 4.62m)

Having two double glazed velux windows, laminate flooring & double glazed by-folding doors into garden.

### Reception Room

12'4" x 8'0" (3.75m x 2.45m)

Double glazed window to rear, radiator, laminate flooring & door into garage.

### Landing

Having access to loft & doors off to various rooms.

### Bedroom

12'0" x 9'8" (3.65m x 2.94m)

Having double glazed window to rear & radiator.

### Bedroom

12'8" x 9'8" (3.85m x 2.94m)

Having double glazed window to rear & radiator.

### Bedroom

9'7" x 6'0" (2.93m x 1.82m)

Having double glazed window to front & radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over and taps, wash hand basin with mixer tap and low-level WC, double glazed window to rear & heated towel rail.

### Garage

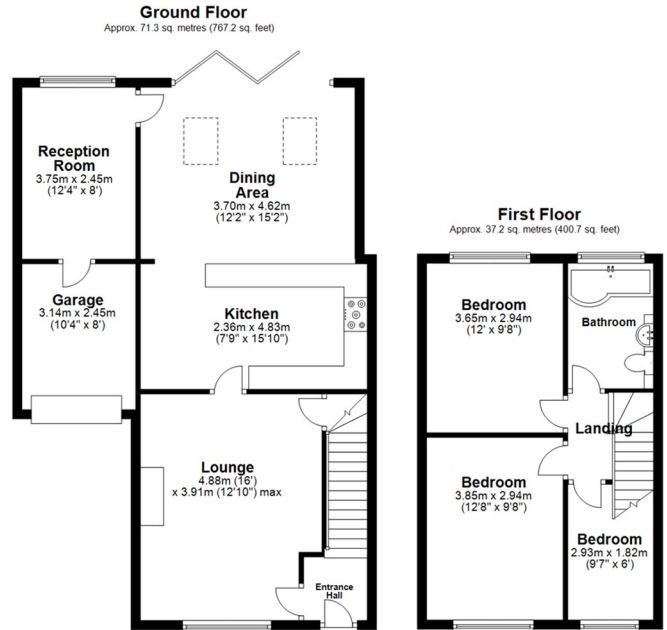
Having up & over door with power & lighting.

### Outside (Front)

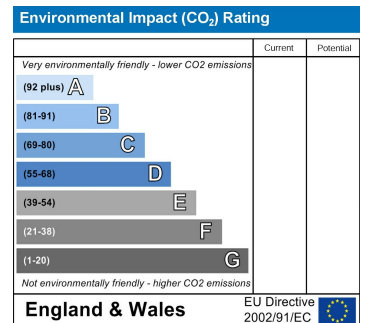
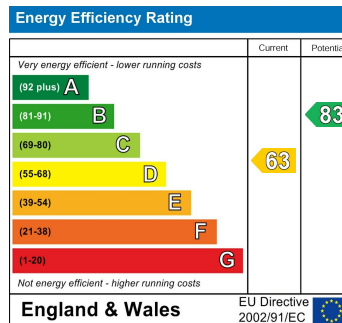
To the front of the property is a driveway partially block paved with the rest tarmaced that provides offroad parking, leading onto front door & garage.

### Outside (Rear)

To the rear of the property is an enclosed garden having paved patio area & a lawned area with shrub borders.



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)



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