



## Green Lane, Nuneaton CV10 9EA Offers Over £205,000

Nestled in the charming area of Green Lane, Nuneaton, this beautifully extended semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception areas provide ample room for relaxation and entertaining, making it a delightful home for gatherings with friends and family.

The property boasts a thoughtfully designed sun room, which invites natural light and offers a serene space to unwind while enjoying views of the garden. The bathroom is well-appointed, ensuring convenience for all residents.

Externally, the house has been insulated, enhancing energy efficiency and comfort throughout the seasons. The exterior has been improved to create a welcoming atmosphere, while the parking space for two vehicles adds to the practicality of this lovely home. This property is not just a house; it is a place where memories can be made. With its excellent location and numerous enhancements, it presents a wonderful opportunity for anyone looking to settle in Nuneaton. Do not miss the chance to make this delightful residence your own.





#### Entrance

Via double glazed composite door leading into:

#### Entrance Hall

Double radiator, textured ceiling, stairs to first floor landing, door to:

#### Lounge

15'11" x 12'2" (4.86m x 3.72m)

Double glazed bay window to front, feature fireplace with Adam style surround and marble effect hearth, double radiator, wood block flooring, telephone point, TV point, dado rail, wall lights, coving to textured ceiling, double doors to:

#### Dining Area

7'6" x 10'4" (2.28m x 3.14m)

Double radiator, ceramic tiled flooring, opening to Kitchen Area, sliding door to Bathroom, folding door to Storage cupboard.

#### Understairs Storage Cupboard

Housing combination boiler serving heating and domestic hot water, electric consumer unit and smart meter

#### Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment off mixer tap, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure double glazed window to rear, wooden effect ceramic tiled flooring.

#### Kitchen Area

9'1" x 9'0" (2.77m x 2.74m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, freezer, fridge/freezer, slimline dishwasher and tumble dryer, gas and electric points for cooker, two double glazed windows to side, ceramic tiled flooring, double doors to:

#### Sun Room

Double glazed double doors to garden.

#### Landing

Double glazed window to side, textured ceiling, access to loft space, doors to:

#### Bedroom

9'11" x 12'2" (3.03m x 3.71m)

Double glazed window to front, radiator, dado rail and picture rail, folding door to:

#### WC

Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiling to all walls.

#### Bedroom

11'7" x 8'8" (3.54m x 2.63m)

Double glazed window to rear, radiator, dado rail and picture rail.

#### Bedroom

8'4" x 6'5" (2.53m x 1.96m)

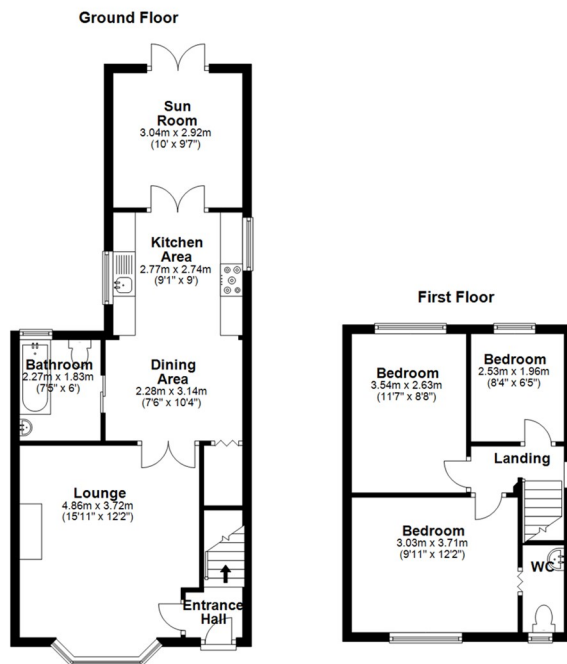
Double glazed window to rear, radiator, dado rail.

#### Outside

To the rear a well presented enclosed garden mainly laid to lawn with shrub borders, paved patio and summerhouse, gated side pedestrian access leading to the front where there a crete-print driveway providing parking for two cars and access to the entrance.

#### 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 payable to Nuneaton & Bedworth Borough Council and is band B



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>

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



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