



**Lilleburne Drive, The Shires  
Nuneaton CV10 9SE  
Offers Over £325,000**

Pointons Estate Agents are pleased to offer this well presented detached Barratt built property located on the sought after Shires estate between Galley Common and Chapel end. This property benefits from having double glazing and gas central heating. The accommodation comprises entrance hall, lounge, dining room, study, fitted kitchen / breakfast room, utility and guest cloakroom. To the first floor there are four double bedrooms, master having en-suite shower room and family bathroom. Outside are gardens to front and rear, driveway providing parking and access to garage. An external car charging point has also been installed. Viewing is strongly recommended and by prior appointment via the agent.



**Entrance**

Via canopy porch leading to entrance door into:

**Entrance Hall**

Double radiator, kardean flooring, coving to ceiling, stairs to first floor landing with spindles, doors to:

**Study**

6'5" x 6'11" (1.96m x 2.11m)

Double glazed window to front, double radiator, kardean flooring.

**Cloakroom**

Double glazed window to side, fitted with two piece suite comprising, wash hand basin with mixer tap, low-level WC and heated towel rail, tiled splashback.

**Lounge**

16'2" x 14'4" (4.94m x 4.37m)

Double glazed bay window to front, feature fireplace with surround, two double radiators, kardean flooring, telephone point, TV point, door to:

**Dining Room**

8'10" x 11'1" (2.70m x 3.38m)

Double radiator, kardean flooring, coving to ceiling, double glazed french double doors to garden, door to:

**Kitchen/Breakfast Room**

8'10" x 16'6" (2.69m x 5.03m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and swan neck mixer tap, integrated fridge and dishwasher, eye level electric fan assisted double oven, four ring hob with extractor hood over, built-in microwave, two double glazed windows to rear, kardean flooring, door leading back to entrance hall and further door to:

**Utility Room**

5'7" x 6'11" (1.71m x 2.11m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, stainless steel swan neck taps and tiled splashbacks, extractor fan, integrated freezer, plumbing for washing machine, radiator, kardean flooring, concealed gas boiler serving heating system and domestic hot water, double glazed door to side

**Landing**

Access to boarded loft with pull down ladder and fitted light point, door to airing cupboard with, factory lagged hot water cylinder with immersion heater with linen shelving, doors to:

**Inner hallway**

Door to en-suite and archway to master bedroom.

**Master Bedroom**

9'8" x 11'3" (2.94m x 3.42m)

Double glazed window to front, radiator, sliding door to built in wardrobe with hanging rails:

**En-suite Shower Room**

Fitted with three piece suite comprising tiled shower cubicle with body jets, vanity wash hand basin with cupboard under, mixer tap and shaver point, low-level WC and extractor fan tiling to all walls, opaque double glazed window to front, radiator, ceramic tiled flooring.

**Bedroom**

9'3" x 11'3" (2.82m x 3.44m)

Double glazed window to rear, radiator, sliding door to wardrobe with hanging rails:

**Bedroom**

10'2" x 8'9" (3.09m x 2.66m)

Double glazed window to rear, radiator.

**Bedroom**

12'11" x 9'9" (3.93m x 2.97m)

Double glazed window to front, radiator.

**Family Bathroom**

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, obscure double glazed window to rear, ceramic tiled flooring.

**Outside**

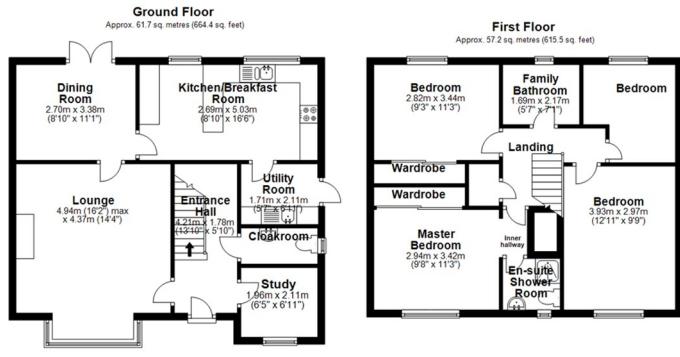
To the rear is an enclosed garden backing onto horses field, mainly laid to lawn, patio and having an area with fruit trees, water supply and external electric point. To the front is mainly laid to lawn with path leading to entrance door, and the side has a driveway with charging point for electric car as well as providing parking, and access to

**Garage**

With up and over door, power and light point

**General**

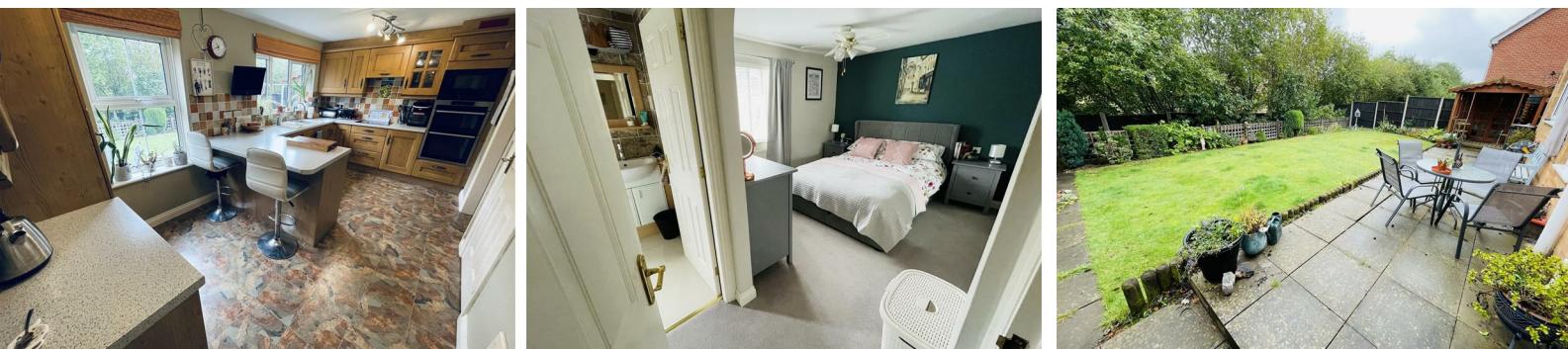
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. We are informed that this property is freehold and has a council band as D payable to Nuneaton & Bedworth Borough Council



Total area: approx. 118.9 sq. metres (1280.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	72	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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