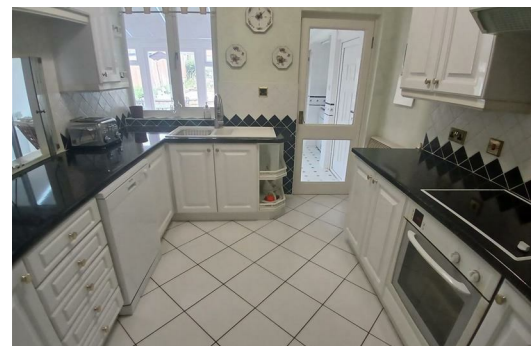




**Marston Lane, Nuneaton
CV11 4RE
£210,000**

Freehold - Nuneaton & Bedworth Band: B - EPC: D

* NO UPWARD CHAIN - PLENTY OF POTENTIAL ON OFFER * Pointons Estate Agents are delighted to welcome to market this three bedroom family home situated on Marston Lane, Attleborough, Nuneaton, close to local shops, schools, transport links and further amenities. This accommodation benefits from gas central heating and double glazing throughout, in brief the property comprises of a porch, entrance hall, living room through to diner, fitted kitchen, utility area and conservatory. To the first floor there are three generously sized bedrooms and family bathroom, potential to convert into loft with large landing storage. To front there is off road parking for vehicles and to rear an enclosed patio garden over two tiers. This property must be viewed to show the space and potential on offer and would make an excellent family home over the years. Viewings are strictly via the agent.



Porch

Entrance via double glazed front door with double glazed windows to front and side, door leading to:

Entrance Hall

10'5" x 5'10" (3.20m x 1.80m)

With doors off to various rooms, under stairs storage cupboard, radiator and stairs off to the first floor.

Living Room

12'6" x 12'2" (3.80m x 3.70m)

Fitted with double glazed bay to front, open bricked feature fireplace, coving to ceiling and radiator, through to:

Dining Room

8'10" x 8'10" (2.70m x 2.70m)

With double glazed sliding doors to conservatory, serving hatch to kitchen, coving to ceiling and radiator.

Kitchen

10'10" x 9'2" (3.30m x 2.80m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with 1/4 drainer with stainless steel swan neck tap over, fitted electric hob with extractor hood over and oven, tiled splashback, electric heater, plumbing/space for appliances and serving hatch.

Conservatory

9'10" x 14'9" (3.00m x 4.50m)

Entering via two sets of double glazed sliding doors off utility and dining room, with double glazed french doors and windows to rear and radiator.

Utility Area

11'10" x 5'7" (3.60m x 1.70m)

Fitted with worktop space with units over, with plumbing/space for washing machine and tumble dryer, side door leading to alley.

W C

Fitted with a low level WC.

Store

8'2" x 5'6" (2.50m x 1.70m)

Fitted with worktop space and units over and double glazed door to side leading to rear.

Landing

With doors off to various rooms and

Storage

Containing combination boiler and loft hatch, with pull down ladder to fully boarded large loft space, with plenty of potential to convert into loft room / bedroom subject to regulations.

Bedroom

14'1" x 11'10" (4.30m x 3.61m)

With double glazed window to front, radiator, coving to ceiling and fitted wardrobes.

Bedroom

8'10" x 12'2" (2.70m x 3.70m)

With double glazed window to rear, radiator, coving to ceiling and fitted wardrobes.

Bedroom

8'6" x 10'2" (2.60m x 3.10m)

With double glazed window to front, radiator, coving to ceiling and fitted wardrobes.

Shower Room

4'7" x 9'10" (1.40m x 3.00m)

Fitted with a shower cubicle with sliding screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail and obscure double glazed window to rear.

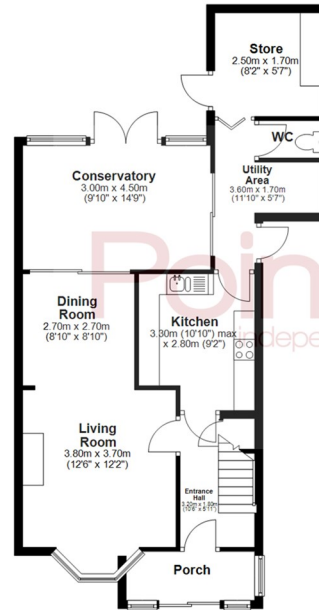
Outside

To the front of the property is a block paved driveway for parking, to rear an enclosed garden made up over two tiers both patio sections with shrubs and free standing shed.

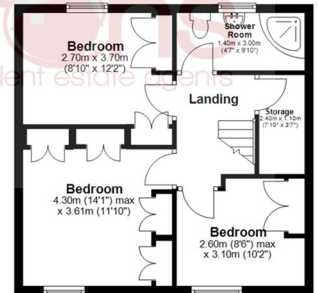
General Information

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.

Ground Floor



First Floor



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

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		
	65	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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