



**21 Grasmere Crescent, St Nicolas Park  
Nuneaton CV11 6ED  
£325,000**

Pointons are delighted to offer for sale this well presented, versatile three bedroom detached dormer bungalow located on the ever popular St Nicolas Park falling into the catchment area for Higham Lane School as well as granting easy access to Nuneaton Town Centre. The property itself offers plenty of pleasing features & must truly be viewed to appreciate. Benefitting from having double glazing & gas central heating in brief the property comprises of porch, entrance hall, lounge, kitchen, conservatory, bedroom/dining room & bathroom offering a four piece suite. To the first floor there are two double bedrooms & a W.C. To the rear of the property is a generous sized garden & to the front a tarmaced driveway providing offroad parking for multiple cars leading onto garage. This property would make an excellent family home for many years to come. We offer this property with no upward chain, to organise your viewing contact us today. EPC-D



**Porch**  
Having entrance door.

**Entrance Hall**  
Having radiator, telephone point, stairs off to the first floor & doors off to various rooms.

**Lounge**  
11'1" x 16'5" (3.37m x 5.00m)  
Having feature gas fireplace with marble style surround and hearth, TV point & double glazed sliding doors into conservatory.

**Kitchen**  
9'11" x 10'3" (3.02m x 3.12m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge, fitted eye level electric fan assisted oven, built-in four ring gas hob, double glazed window to rear, radiator, vinyl flooring & double glazed door onto side.

**Conservatory**  
Half brick and uPVC double glazed construction with power and lights, laminate flooring & double glazed door into rear garden.

**Bedroom/ Dining Room**  
11'10" x 10'1" (3.60m x 3.07m)  
Having double glazed window to front & double radiator.

**Bathroom**  
Fitted with three piece comprising panelled bath, wash hand basin with mixer tap, tiled shower cubicle and low-level WC, double glazed window to side, radiator & tiled flooring.

**Landing**  
Access to loft & doors off to various rooms.

**Bedroom**  
16'5" x 10'6" (5.00m x 3.20m)  
Having two double glazed windows & two fitted wardrobes having hanging rail & overhead storage.

**Bedroom**  
16'5" x 9'0" (5.00m x 2.74m)  
Having two double glazed windows, radiator & fitted wardrobe having hanging rail & overhead storage & mirror fronted sliding doors.

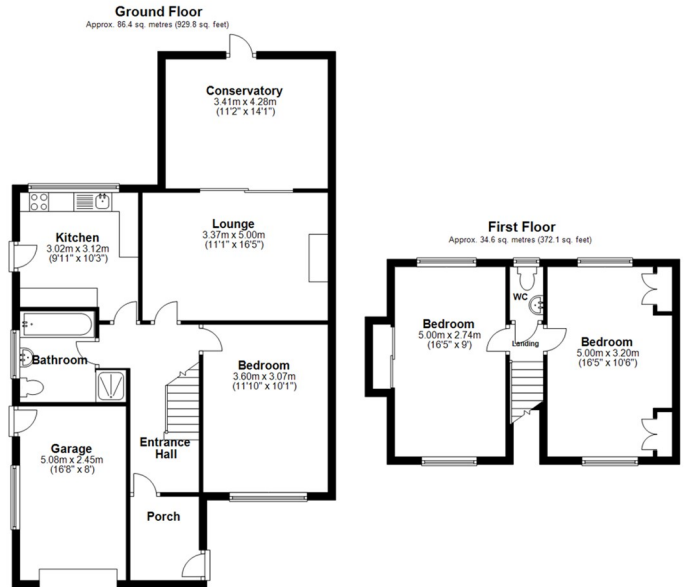
**WC**  
Double glazed window to rear, fitted with two piece suite wash hand basin with mixer tap and low-level WC & laminate flooring.

**Garage**  
With Up and over door, power & lighting, double glazed window to side & gas combination boiler serving heating system and domestic hot water.

**Outside (Front)**  
To the front of the property is a tarmaced driveway providing offroad parking for multiple cars leading onto front door, garage & side access gate leading to the rear garden.

**Outside (Rear)**  
To the rear of the property is an enclosed garden having paved patio area leading onto lawned area with shrub borders.

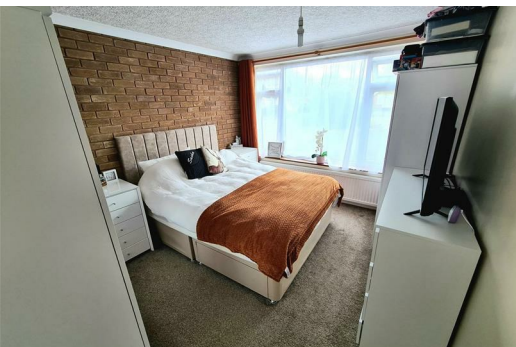
**General Information**  
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 121.0 sq. metres (1301.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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