



**Lilleburne Drive, The Shires
Nuneaton CV10 9SE
Offers Over £345,000**

Pointons Estate Agents are delighted to welcome to market this well presented four bedroom detached residence on Lilleburne Drive, The Shires, Nuneaton. Close to local shops, schools, public houses and further amenities with fantastic transport links. In brief the property comprises of an entrance hall, living room, fitted kitchen, dining room, conservatory, utility, WC and study, to the first floor there are four generous bedrooms with the master benefitting

from an en suite and a family bathroom, this property benefits from gas central heating and double glazing throughout, to the front is a low maintenance garden with driveway, to rear an enclosed mostly patio and decked with garage to side. This property would make an excellent purchase and viewings are strictly via the agent. EPC C



Entrance Hall

Entrance via front door, carpeted, radiator, stairs off to the first floor and doors off to various rooms.

Living Room

16'1" x 13'5" (4.90m x 4.10m)

With double glazed box window to front, carpeted, radiator and electric feature fireplace with surround.

Dining Room

9'0" x 11'0" (2.74m x 3.35m)

With wooden flooring and radiator.

Kitchen

8'9" x 16'5" (2.67m x 5.00m)

Fitted with a matching range of base and eye level units with worktop space over, composite single sink unit with taps over, eye level fan assisted oven, four ring electric hob and extractor hood over, space for fridge/freezer, integrated dishwasher, two double glazed window to rear, tiled splashbacks and flooring.

Conservatory

10'3" x 11'0" (3.12m x 3.35m)

With double glazed windows to side and rear, double glazed french doors leading to rear garden and tiled flooring.

Study

7'0" x 6'7" (2.13m x 2.01m)

Double glazed window to front, wooden flooring and radiator.

Utility

Fitted with a matching range of base and eye level units with worktop space over, tiled flooring and splashbacks, integrated washing machine and built in eye level microwave with door leading to garage.

WC

Fitted with a low level WC and hand wash basin.

Landing

Carpeted with doors off to various rooms and storage cupboard.

Bedroom

17'11" x 9'11" (5.46m x 3.02m)

With double glazed window to front, wooden flooring, radiator and built in wardrobes.

En-suite

Fitted with shower cubicle with sliding screen, low level WC, hand wash basin with pedestal taps with built in storage beneath, vinyl flooring, radiator and obscure double glazed window to front.

Bedroom

12'10" x 10'0" (3.91m x 3.05m)

With double glazed window to front, wooden flooring, radiator and built in wardrobes.

Bedroom

8'2" x 9'4" (2.48m x 2.84m)

With double glazed window to rear, wooden flooring and radiator.

Bedroom

9'2" x 11'2" (2.79m x 3.40m)

With double glazed window to rear, wooden flooring, radiator and built in wardrobes.

Bathroom

With three piece suite comprising of a panelled bath with screen, low level WC and hand wash basin, tiled splashbacks, vinyl flooring and obscure double glazed window to rear.

Outside

To the front of the property there is off road parking for a vehicle with low maintenance fore garden, to the rear of the property there is a private garden mostly patio and decked with shrub sections.

Garage

16'11" x 9'7" (5.16m x 2.92m)

With up and over door.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	72
(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 (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	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com



naea | propertymark

PROTECTED