



10 Lambs Down Lane, Nuneaton, CV11 6BU
£310,000

The Property Perspective

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PROPERTY
PERSPECTIVE

ENTRANCE HALL

Stairs to first floor, access to ground floor rooms.
laminated flooring

KITCHEN 13'9" x 7'10" (4.2 x 2.4)

Fitted with matching wall and base units with work surfaces over, integrated appliances

LIVING DINING ROOM 17'0" x 14'9" (5.2 x 4.5)

Double glazed doors to rear gardens, wood laminate flooring, dining space for table and chairs

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

BEDROOM 12'5" x 8'2" (3.8 x 2.5)

Double glazed window, carpet flooring

BEDROOM 9'2" x 6'2" (2.8 x 1.9)

Double glazed window, carpet flooring

BEDROOM 8'6" x 10'5" (2.6 x 3.2)

Double glazed window, carpet flooring

BATHROOM

Matching bathroom suite, tiled surrounds

SECOND FLOOR LANDING

Access to main bedroom

MAIN BEDROOM 22'3" x 11'5" (6.8 x 3.5)

Double glazed windows, carpet flooring, fitted wardrobes

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

REAR GARDENS

Low maintenance rear gardens

GARAGE & DRIVEWAY PARKING

Single garage with up and over door, driveway parking