



**Reapers Close, Nuneaton, CV10 0FE**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* GOT TO BE VIEWED \*\*\* Here is a great opportunity to acquire this modern detached residence which was built by Taylor Wimpey homes just a few years ago and offering much improved, well presented family accommodation worthy of an early viewing.

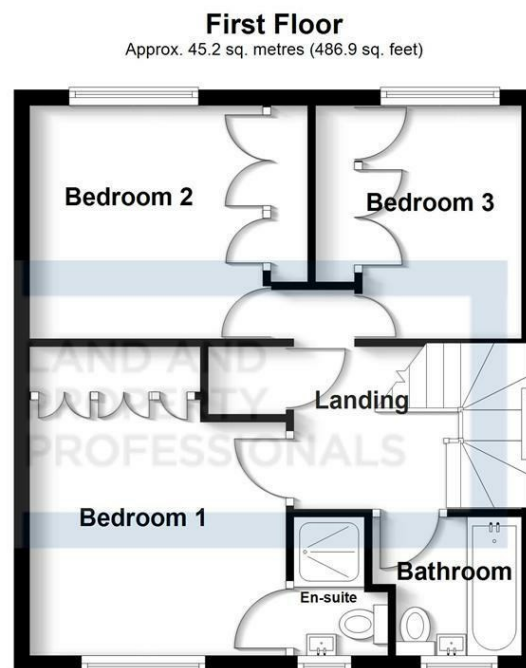
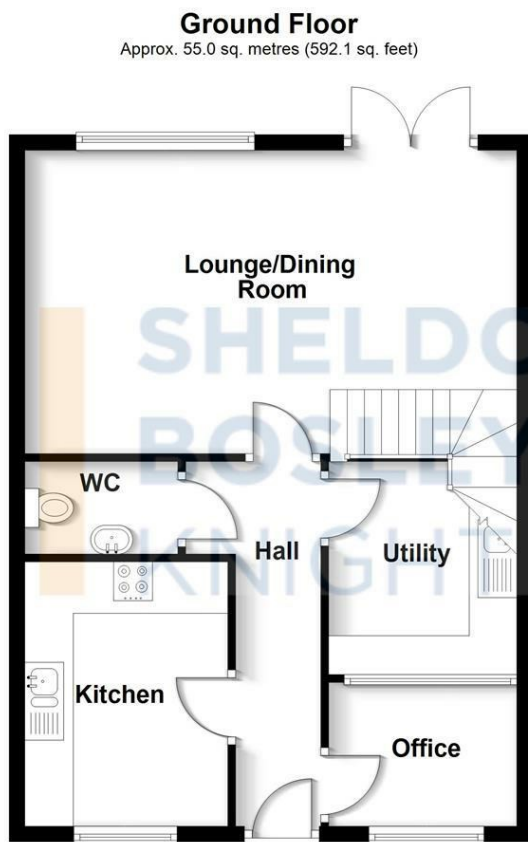
The property benefits from gas fired central heating, upvc double glazing, landscaped southerly facing rear garden, many extras and is well positioned just off the main Lower Farm Way in a small cul de sac with plenty of amenities close by, countryside walks and road links in / out of town.

Briefly comprising: through hall, guests cloakroom, full width lounge / diner, breakfast kitchen with integrated appliances, utility room, study / office, landing, three double bedrooms with fitted wardrobes, ensuite shower room and family bathroom. Driveway for two vehicles and lovely landscaped rear garden. EPC RATING B.









Total area: approx. 100.2 sq. metres (1079.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

## Key Features

- Modern detached residence
- Improved, well presented & high specification
- Small cul de sac location / popular location
- Converted garage to office & utility room
- Full width lounge and breakfast kitchen
- Three double bedrooms, fitted wardrobes & ensuite
- Double driveway & southerly facing landscaped garden
- EPC RATING B

**£315,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority -  
NBBC

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