



Lilleburne Drive, Nuneaton, CV10 9SE



# The Property

\*\*\* NEEDS SOME UPDATING AND IMPROVEMENT \*\*\* Hawkins bring to the market this modern detached residence which was built by Barratt Homes in 2004 and pleasantly situated on this popular development.

The property is sold with no upward chain and offers well planned and good-sized family accommodation with a converted garage, excellent wooden garden office along with gas fired central heating, upvc double glazing and an early viewing is recommended.

Briefly comprising: entrance hall, lounge, dining room, sitting room / bedroom five, utility room, guests cloakroom, landing, four good sized bedrooms, ensuite shower room and fully tiled bathroom (bathroom fittings need installing), driveway for two vehicles and good sized rear garden. EPC RATING C.







## Key Features

- Modern detached residence
- Popular and sought-after location
- Well planned and good sized home
- Gas heating & Double glazing
- Lounge, Diner, Kitchen & Utility
- Four bedrooms, Ensuite & Bathroom
- Drive & Gardens
- EPC RATING C / No upward chain

Asking Price  
**£280,000**



#### Entrance Hall

3'7" x 3'9"

Having sealed unit double glazed entrance door, central heating radiator and door to:

#### Lounge

13'7" max x 17'5" max

Having staircase to the first floor, central heating radiator, uPVC double glazed window to the front, smoke alarm, archway to Dining Room and door to:

#### Sitting Room/Bedroom Five

8' x 16'7"

Having been previously the Garage and now having central heating radiator and uPVC double glazed window to the front.

#### Dining Room

9'4" x 7'8"

Having central heating radiator, uPVC double glazed double opening patio doors to the rear, wood effect vinyl flooring and opening to:

#### Kitchen

9'1" x 9'3"

Having a comprehensive range of fitted wall and base hi-gloss units with contrasting work surfaces and tiled splash backs, inset one and half bowl single drainer sink with mixer tap, built in oven, four ring hob with extractor hood over, space and plumbing for dishwasher, space for upright fridge freezer, central heating radiator, wood effect vinyl flooring, uPVC double glazed window to the rear and door to:

#### Utility Room

5'12 x 5'1"

Having space and plumbing for automatic washing machine, Baxi boiler, carbon monoxide detector, wood effect vinyl flooring, central heating radiator, sealed unit double glazed rear exit door and door to:

#### Guest Cloakroom

3'10" x 5'1"

Having low level w.c., corner wash hand basin inset to storage unit, tiled splashbacks, wood effect vinyl flooring, central heating radiator and obscure uPVC double glazed window to the side.

#### First Floor Landing

Having central heating radiator, loft access and doors to:

#### Bedroom One

10'4" max x 13'4" max

Having central heating radiator, uPVC double glazed window to the front and door to:

#### Ensuite

4'6" x 6'1"

Having a white suite comprising:- low level w.c., wash hand basin inset to vanity unit, corner shower cubicle with built-in fitment, fully tiled walls, tile effect flooring, chrome heated towel rail and obscure uPVC double glazed window to the front.

#### Bedroom Two

11'10" x 8'9"

Having built-in over stairs storage cupboard, wood effect vinyl flooring, central heating radiator and uPVC double glazed window to the front.

#### Bedroom Three

7'1" x 9'4"

Having central heating radiator and uPVC double glazed window to the rear.

#### Bedroom Four

10'11" max x 8'9" max

Having central heating radiator and uPVC double glazed window to the rear.

#### Bathroom

6'4" x 5'6"

Requiring completion and currently having tiled walls and floor, inset ceiling spot lights, extractor fan, obscure uPVC double glazed window to the rear, plumbing and electrics in place, white suite to remain including:- P shaped panelled bath, shower screen, electric shower fitment, wash hand basin, w.c.

#### Outside

To the front of the property there is a tarmacadam and paved driveway providing standing for two vehicles, established fore garden, side gate and pathway leading to the rear. The good sized rear garden has a block paved patio, lawn, fenced boundaries, cold water tap, wired security cameras to the front and rear, and almost full width Home Office with power, lighting, uPVC entrance doors and windows.

#### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: D

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.







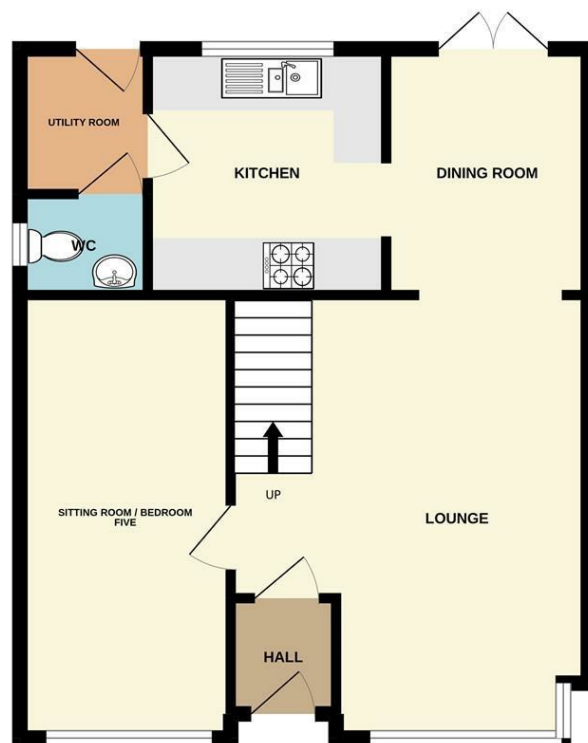




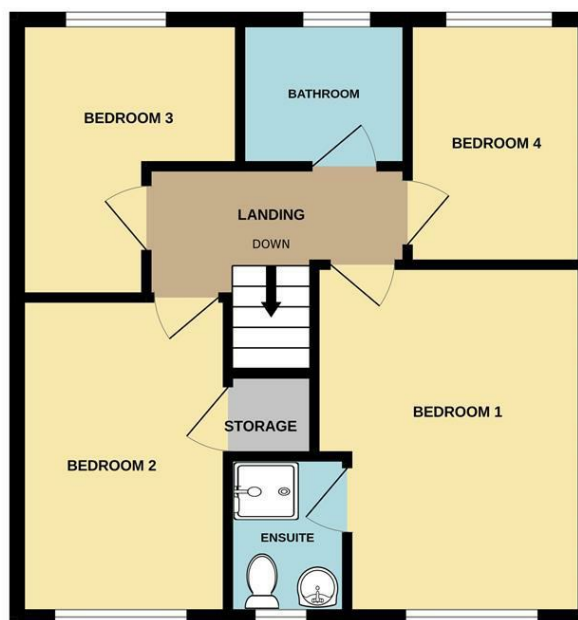


# Floorplan

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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# Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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