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For Sale

Tel: 024 7635 7645



£500,000

38 Mill Lane, Bulkington, Nuneaton CV12 9RU



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Situated on a peaceful cul-de-sac with attractive countryside views to the front, this substantial four-bedroom detached home on Mill Lane offers excellent space and potential for modernisation.

The property features three generous double bedrooms and a good-sized single, all served by a family bathroom on the first floor. Downstairs, there is a large living room, a separate kitchen/diner, with both the dining and living rooms benefiting from patio doors opening onto a very spacious rear garden – ideal for families and outdoor entertaining. Additional features include a downstairs WC, a garage to the front, and a large driveway providing ample off-road parking. The front garden is neatly manicured, adding to the home's attractive kerb appeal.

While the property would benefit from updating throughout, it presents an exciting opportunity for buyers seeking a substantial family home in the sought-after village of Bulkington, with scope to create a stunning modern residence.

EPC: D

Council Tax Band: E

Tenure: Freehold

Entrance

Enjoy a large frontage with spacious driveway providing ample parking and a generous front garden.

Lounge 28'3" x 12'5" (8.62 x 3.8)

A very generously sized room with double aspect windows letting in ample light and patio doors leading into the garden.

Kitchen 13'4" x 7'11" (4.07 x 2.42)

A well laid out kitchen with wall and base cabinets and space for all appliances. Access to side entrance and garden from the kitchen.

Dining Room 12'4" x 10'9" (3.76 x 3.3)

A good sized room with patio doors leading to the garden.

Downstairs W/C 7'10" x 2'11" (2.4 x 0.91)

A convenient downstairs toilet with two piece suite comprising low level wc, and hand wash basin.

Garage 18'11" x 9'8" (5.77 x 2.96)

The property benefits from a spacious single garage attached to the front of the property, perfect for extra storage.

Bedroom One 10'3" x 12'7" (3.14 x 3.86)

A spacious double bedroom featuring built-in wardrobes and a large front facing window enjoying the lovely countryside views.

Bedroom Two 11'9" x 8'9" (3.60 x 2.69)

A well proportioned double bedroom with built-in wardrobes and a large front aspect window with views overlooking the countryside.

Bedroom Three 11'6" x 9'4" (3.53 x 2.86)

A comfortable double bedroom benefiting from built-in wardrobes and a pleasant rear aspect.

Bedroom Four 8'4" x 8'6" (2.56 x 2.61)

A generous single bedroom with a rear aspect window, offering a bright and versatile space.

Bathroom 8'4" x 7'3" (2.55 x 2.22)

A good sized bathroom fitted with a modern white suite comprising a shower over bath, wash basin and WC.

Garden

An extensive garden, mainly laid to lawn with a patio area, offering excellent space for outdoor activities.

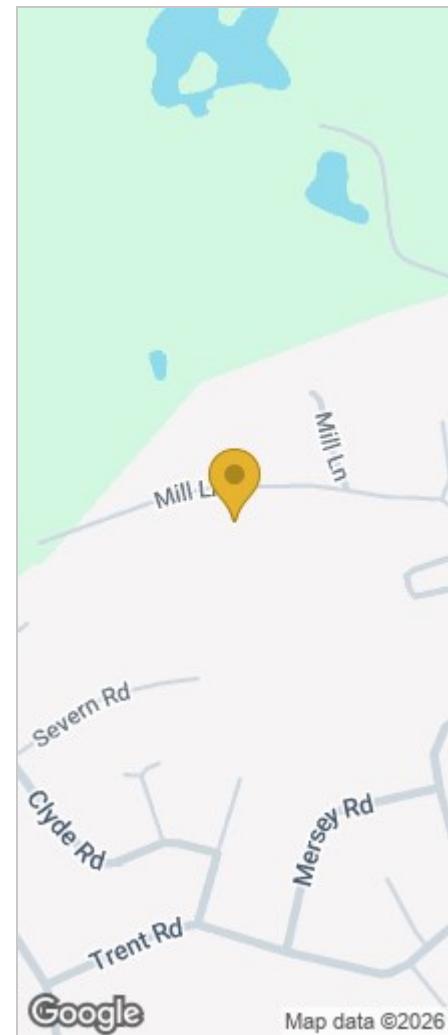
Agents Notes

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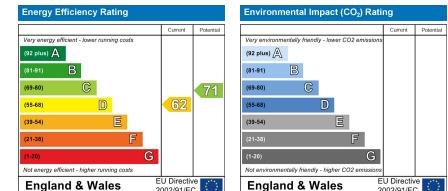
Floor Plan



Area Map



Energy Efficiency Graph



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