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For Sale

Tel: 024 7635 7645



Offers Around £500,000

38 Mill Lane, Bulkington, Nuneaton CV12 9RU



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

- **Substantial four-bedroom detached family home**
- **Highly desirable Mill Lane location**
- **Open views across adjoining farmland**
- **Generous plot with excellent scope for improvement**
- **Spacious dual-aspect lounge**
- **Extended Dining kitchen**
- **Long driveway with ample off-road parking**
- **Garage and extensive private rear garden**
- **Tenure: Freehold**
- **Council Tax Band: E**

Here is a rare opportunity to acquire a substantial four-bedroom detached family residence, occupying a sizeable plot with excellent potential for further improvement, and ideally positioned within one of the area's most sought-after locations. The property enjoys a pleasant open aspect over adjoining farmland.

Internal inspection is highly recommended in order to fully appreciate the generous and well-proportioned accommodation on offer. The property would ideally suit growing families, purchasers seeking a home with scope to place their own stamp on, or buyers simply looking for a peaceful semi-rural setting whilst remaining within convenient reach of the village centre and its amenities.

The accommodation briefly comprises a recessed canopy porch leading into a welcoming entrance hallway with useful built-in storage and staircase rising to the first floor. There is a ground floor cloakroom/WC and a full-depth lounge enjoying a dual aspect which allows for excellent natural light throughout the day. The property also benefits from an extended breakfast kitchen fitted with a comprehensive range of units and offering good space for informal dining.

To the first floor there are four well-proportioned bedrooms along with a spacious fully tiled family bathroom.

Externally, the property stands behind a deep lawned fore-garden with a long driveway providing ample off-road parking for several vehicles, which

in turn leads to the integral garage. Side pedestrian access leads to a mature and extensive rear garden, predominantly laid to lawn with a paved patio seating area, enjoying a good degree of privacy and not being directly overlooked.

Overall, this is a most attractive proposition. While the property would benefit from some cosmetic improvement and general updating, it offers excellent potential and occupies a super address.

Viewing is highly recommended.

EPC: D

Council Tax Band: E

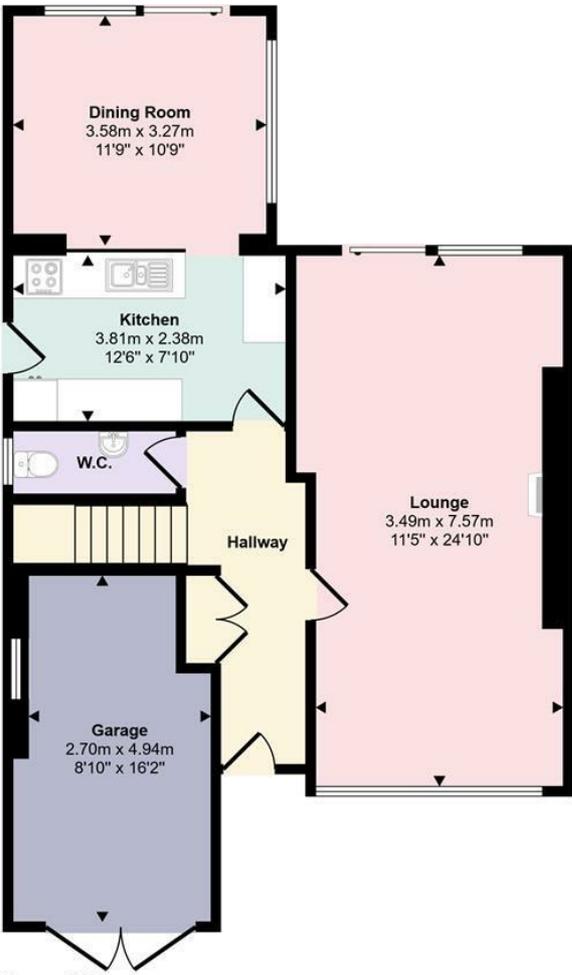
Tenure: Freehold

Agents Notes

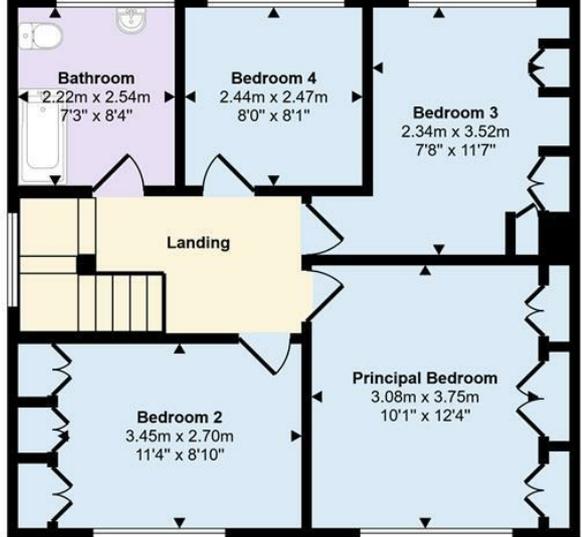
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Approx Gross Internal Area
134 sq m / 1442 sq ft

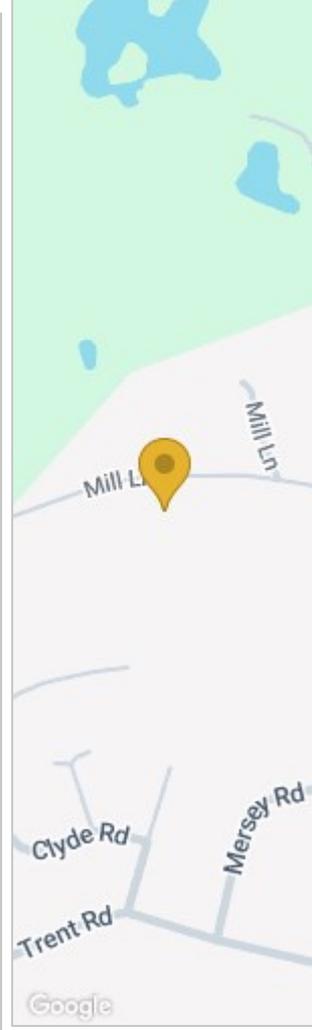


Ground Floor
Approx 77 sq m / 826 sq ft

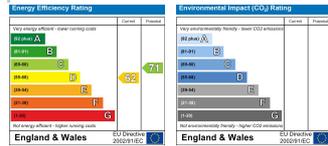


First Floor
Approx 57 sq m / 616 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



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