



13 Meadowside, Nuneaton, Warwickshire, CV11 6NF

HOWKINS &  
HARRISON

13 Meadowside,  
Nuneaton,  
Warwickshire, CV11 6NF

Guide Price: £379,950

An impressive three bedroom detached family home having been completely re-furbished and extended to provide bright and spacious modern family living space.

The property is situated within a sought after residential location and occupies a generous size plot with ample parking.

#### Features

- Detached extended family home
- Spacious sitting room
- Large open plan kitchen/family room
- Useful utility room and cloakroom WC
- Three excellent size bedrooms
- Main bedroom with en-suite shower room
- Family bathroom/WC
- Ample parking for numerous vehicles
- Delightful low maintenance rear garden



## Location

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

### Travelling Distances

Hinckley - 4.8 miles  
Coventry - 10.5 miles  
Atherstone - 7.7 miles  
Birmingham International Airport - 19.3 miles



## Accommodation Details - Ground Floor

An imposing entrance hall with part tiled and part engineered oak wood flooring, staircase rising to the first floor, inset ceiling lighting and doors leading off to:- spacious sitting room with double glazed window to the front elevation, inset ceiling lighting and a range of fitted shelving. Also off the hall a door leads to the feature of this property, the large open plan kitchen/breakfast/family room with the kitchen area having a comprehensive range of quality eye level and base units with ample preparation surfaces, complimentary upstands, built in oven, hob and microwave together with a further range of integrated appliances. Incorporating a chef island with sink unit, breakfast bar and bi-folding doors opening onto the rear garden, part vaulted ceiling with skylight windows, log burner, engineered wood flooring. There is a door leading into a useful utility room and access to the cloakroom WC.

## First Floor

Off the hallway the staircase rises to the first floor landing with doors opening to three good size bedrooms, the main bedroom has a range of fitted wardrobes and door to an en-suite shower room which has a twin tiled shower cubicle, and tiled wall surround. Finally on the first floor is a family bathroom/WC again with tiled wall surround.





## Outside

To the front of the property is a driveway providing parking for several vehicles. Side access leads to a large low maintenance rear garden which is mainly laid to lawn with extensive decking area, brick built garden store and a garden shed.



Remodelled and re-furbished to create an enviable modern detached family home, well worthy of detailed internal inspection.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

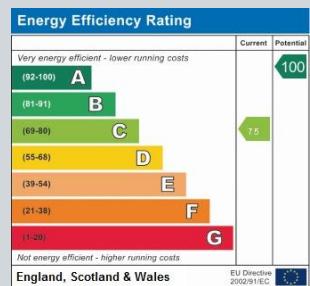
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Nuneaton & Bedworth Council - 024 7637 6376

## Council Tax

Band - D



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for guidance and are not to scale.



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