



Mill House Court Higham Lane, Nuneaton, CV13 6JH

£574,950

**** ASSISTED SALE AVAILABLE **** INTRODUCING MILL HOUSE COURT - An exclusive courtyard development of just four, BRAND NEW, high specification homes.

Sitting at the edge of Stoke Golding, surrounded by enviable countryside and Canal views, each property has been finished to a meticulous standard boasting quality fixtures and fittings, inside and out.

'The Dairy' is a large bungalow with highly spacious accommodation briefly comprising: Entrance, IMPRESSIVE open plan LIVING KITCHEN, Utility, Three DOUBLE bedrooms, an Ensuite, Main bathroom and a Separate W/c. There is a generous enclosed garden, a further courtyard area to the rear together with allocated parking and a carport.

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Entrance Hall

With a large double storage cupboard.

Large Open Plan Living Kitchen

37'11" x 18'7" (11.581 x 5.685)

This room is a particular feature of this property, with double opening French doors and two windows to the rear aspect, coupled with large bi-folding doors to the side opening to a large paved patio area ample space for a range of family sized living and dining furniture.

The modern and quality kitchen is fitted with a range of eye level and base level storage units with Quartz worksurfaces over and a matching upstand. There is a fitted double electric oven and a microwave, together with an integral dishwasher and fridge / freezer. The floor, which extends throughout the entire room, is laid to a solid wood finish with with underfloor heating.

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Utility

6'5" x 5'2" (1.962 x 1.575)

With a window to the front aspect, fitted with a matching range of storage units with Quartz worksurfaces over, and space / plumbing for a washing machine and tumble dryer.

Seperate Wc

With a window to the front aspect, fitted with a low level w/c and inset wash basin with storage under.

Bedroom One

13'3" x 12'7" (min) (4.039 x 3.846 (min))

With double opening French doors to the rear courtyard and a door to the en suite.

En Suite

With a window to the rear aspect, fitted with a low level w/c, wash basin and a large walk-in shower enclosure with a rainfall showerhead.

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Bedroom Two

13'3" x 10'7" (4.054 x 3.249)

With a window to the front aspect.

Bedroom Three

12'8" x 8'11" (3.875 x 2.725)

With a window to the rear aspect.

Bathroom

With a window to the front aspect, fitted with a low level w/c, wash basin, a freestanding bath and a large shower enclosure with a rainfall showerhead. Heated towel rail / radiator.

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Outside



Sitting at the edge of the highly regarded village of Stoke Golding, surrounded by open countryside and enviable views of the canal. 'The Dairy' benefits from a generous garden, split into two separate areas. The larger area is laid preomninatnely to lawn with a paved patio and standing for a timber shed, whilst the other courtyard area is laid to a block paved finish. To the front of the property is a shared, landscaped area, a carport and allocated parking, additional further

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Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

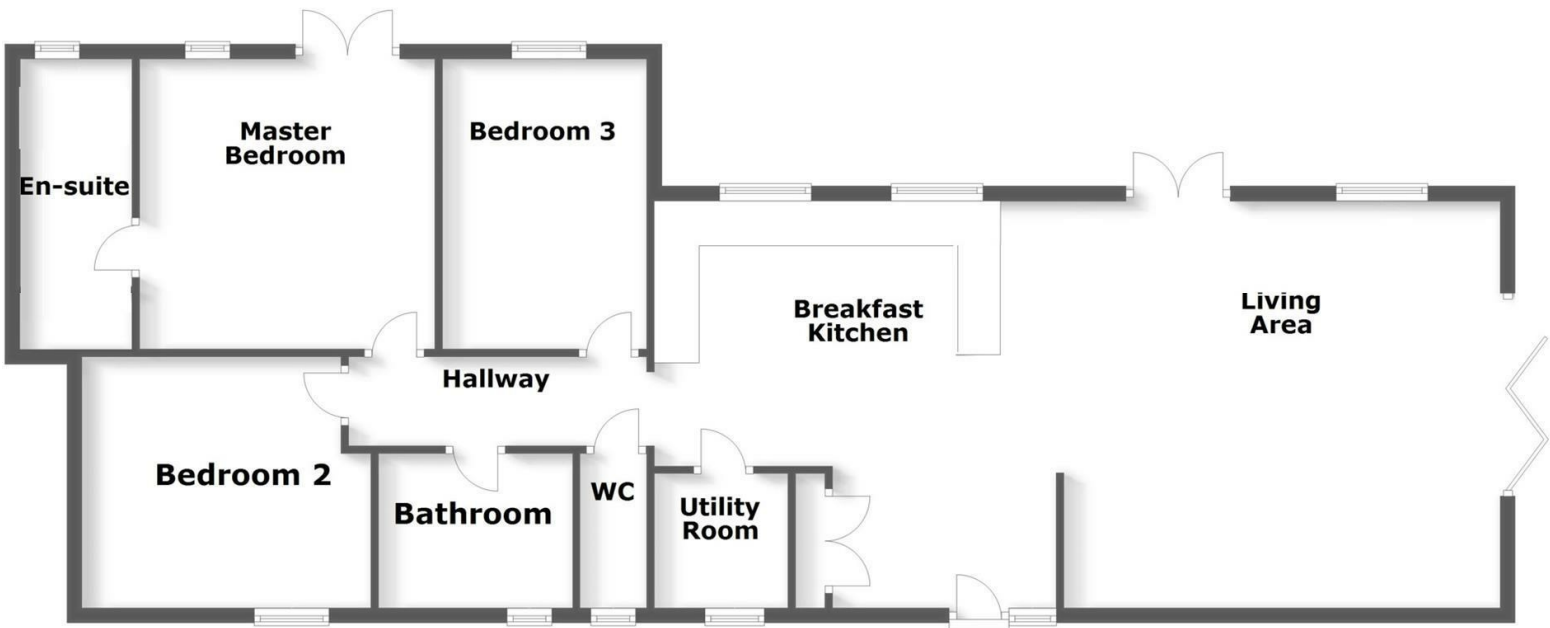
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	