

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS



Barnacle Lane, Bedworth, CV12 9RJ
£250,000



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Barnacle Lane Bedworth, CV12 9RJ

This extended spacious semi detached property is located in the centre of Bulkington within easy walking distance of the village shopping parade and good communication links to Coventry, Nuneaton & Bedworth.

In brief the well presented accommodation comprises storm porch with access to the entrance hall having a staircase to the first floor and leads into the lounge which has a Adams style fire surround with incorporated solid fuel open grate fire and PVCu double glazed bay window. The dining room has a double glazed window to the side elevation and provides access to the cloakroom W.C which includes a modern white coloured wall mounted hand wash basin and low level W.C.

To the rear there is a full width extended breakfast kitchen having a range of modern high gloss cream coloured units with integrated gas hob and electric oven. The first floor landing has a double glazed window to the side elevation and provides access to three bedrooms and bathroom which has a modern white coloured suite which includes a P shaped bath with shower unit above, pedestal hand wash basin and a low level W.C.

The property benefits from gas fired central heating with a recently replaced Baxi combination boiler and PVCu double glazing. Outside there is a tarmacadam hardstanding providing off road parking for two vehicles and access to the side elevation via double gates leading to the detached garage located in the rear garden.

The enclosed rear garden is laid mainly to lawn with a block paved patio area and a open timber structure housing the hot tub.

Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale. Also we must bring to your attention that the vendor of this property is also an employee of Loveitts.



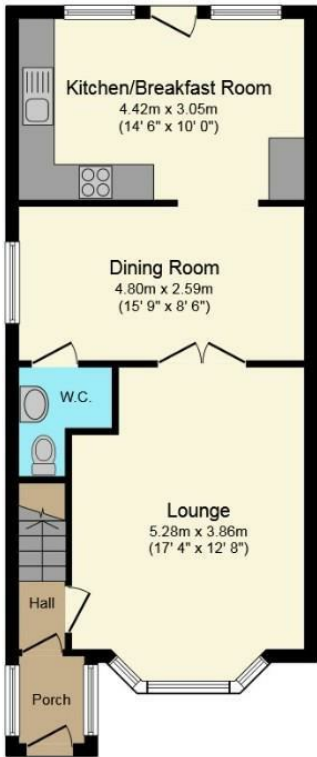


- Extended Semi Detached
- Storm Porch & Entrance Hall
- Lounge & Dining Room
- Cloakroom W.C
- Extended Breakfast Kitchen
- Three Bedrooms
- Modern Bathroom Suite
- GFCH & PVCu Double Glazing
- Good Size Enclosed Garden & Hot Tub
- Off Road Parking & Garage

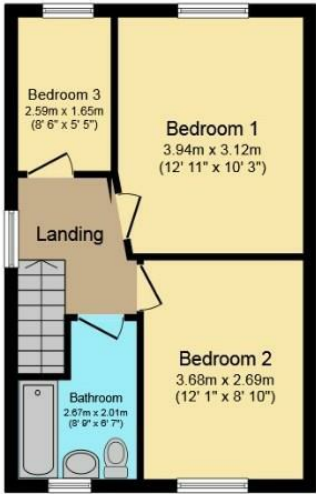


Floor Plan

Area Map



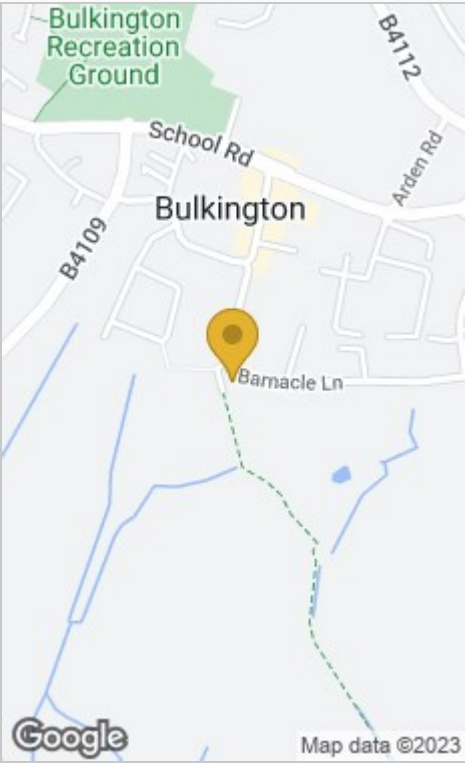
Ground Floor
Floor area 53.6 sq.m. (577 sq.ft.) approx



First Floor
Floor area 37.2 sq.m. (401 sq.ft.) approx

Total floor area 90.9 sq.m. (978 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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

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