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Sales and Lettings  
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Mancetter Road

Nuneaton, CV10 0HP

£800 pcm

- Traditional style semi detached
- Superb views to the rear
- Available immediately
- Gas heating & Dbl Glazing
- Lounge, diner & conservatory
- Modern kitchen & bathroom
- Two double beds & ensuite shower
- EPC RATING TBC





### \*\*\* STUNNING VIEWS AND A GREAT HOME TOO \*\*\*

Hawkins bring to the market this traditional style semi detached residence situated on the outskirts of Nuneaton. The property occupies an elevated position with stunning and far reaching views over countryside and farmland towards Caldecote and beyond and offers extended and improved family accommodation which is available for immediate possession. Further benefits include gas fired central heating, upvc double glazing, security alarm, parking for two / three vehicles and the accommodation briefly comprises: side hall, front lounge with deplete bay window and feature fireplace, rear lounge with bar area, extended modern kitchen with integrated appliances, ground floor bathroom and conservatory. Landing, two double bedrooms and ensuite shower room. Driveway and lovely rear garden. EPC RATING TBC.

The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required.

#### SIDE HALL

With obscured upvc double glazed side entrance door, stairs to the first floor accommodation and glazed doors to the front and rear lounges.

#### FRONT LOUNGE

12' 2" x 15' 7 into bay" (3.71m x 4.75m) With central heating radiator, upvc double glazed bay window to the front and feature fireplace with marble inset and hearth incorporating a coal effect living flame has fire.

#### REAR LOUNGE

12' 2" x 9' 11" (3.71m x 3.02m) With central heating radiator, upvc double glazed window to the side, fitted walk-in bar area, understairs storage recess, central heating thermostat and opening into the kitchen.

#### KITCHEN

6' 7" x 12' 5" (2.01m x 3.78m) Being half tiled to the walls and having been refitted with a comprehensive range of shaker style units with stainless steel handles to two sides and comprising an inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, built in double oven, four ring hob and extractor hood, integrated fridge and freezer and fitted wall cabinets. Central heating radiator, upvc

double glazed window and door to the conservatory, tiled flooring, door to the ground floor bathroom and a built in store cupboard housing the boiler.

### BATHROOM

Being half tiled to the walls and fitted with a modern white suite comprising: panelled bath, pedestal wash hand basin and a low level wc. Central heating radiator, obscured upvc double glazed window to the rear, tiled flooring and artexed ceiling.

### CONSERVATORY

10' 6" x 9' 5" (3.2m x 2.87m) With brick built base, upvc double glazed windows and double opening doors to the rear garden, polycarbonate roof, fitted work surface, base cupboard, plumbing and space for an automatic washing machine and tiled flooring.

### LANDING

With doors off to both bedrooms, smoke alarm, loft hatch and fitted wall light.

### BEDROOM ONE

12' 2" x 8' 11" (3.71m x 2.72m) With central heating radiator, upvc double glazed window to the front and an opening into the ensuite shower area.

### ENSUITE

7' 8 max" x 4' 8 max" (2.34m x 1.42m) Equipped with a white suite comprising: fully tiled shower cubicle with shower fitment, pedestal wash and basin and a low level WC. Extractor fan and carpeted floor.

### BEDROOM TWO

12' 2" x 9' 11" (3.71m x 3.02m) With central heating radiator, upvc double glazed window to the rear and double door fitted wardrobe and shelving.

### OUTSIDE

To the front of the property is a loose stone driveway providing motor vehicle parking for two / three cars. A pathway continues along the side of the property via a timber gate to the rear garden. The rear garden is a particularly attractive feature of the property and has far reaching views over countryside and farmland towards Caldecote and beyond. There is a paved patio, wrought iron railings, steps down to an additional patio, timber store shed and lawned garden beyond.

### DISCLAIMER

Draft details yet to be approved by the owner.



GROUND FLOOR 586.21 sq. ft.  
( 54.46 sq. m. )

1ST FLOOR 320.63 sq. ft.  
( 29.79 sq. m. )



TOTAL FLOOR AREA : 906.84 sq. ft. ( 84.25 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council

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## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements