







## Lower Eastern Green Lane

Eastern Green, Coventry

A very well cared for home with modern cloakroom off the hallway, well proportioned lounge, separate dining room and breakfast kitchen. There is a spacious modern bathroom upstairs, together with four bedrooms.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Much loved and cared for Detached family home
- Well set back from the road with plenty of parking and garage
- Four bedrooms and bathroom
- Good sized lounge, separate dining room and breakfast kitchen
- Gardens to front and rear
- Within easy reach of excellent schools, local shops and bus routes





### HALLWAY

with door to garage.

### CLOAKROOM

with modern stylish WC and washbasin.

### FRONT LOUNGE

14' 8" x 11' 10" (4.47m x 3.61m)

with radiator, modern log effect gas fire and double glazed bay.

### DINING ROOM

11' 7" x 8' 6" (3.53m x 2.59m)

with double glazed french doors to garden

### BREAKFAST KITCHEN

13' 9" x 8' 2" (4.19m x 2.49m)

with a range of cream fronted units and integrated Bosch double oven.

### FIRST FLOOR

with landing.

### BEDROOM 1

12' 0" x 11' 6" (3.66m x 3.51m)

### BEDROOM 2

11' 7" x 10' 9" (3.53m x 3.28m)

### BEDROOM 3

8' 10" x 8' 7" (2.69m x 2.62m)

### BEDROOM 4

8' 7" x 6' 7" (2.62m x 2.01m)

### SPACIOUS MODERN BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)

with white suite with shower over bath.



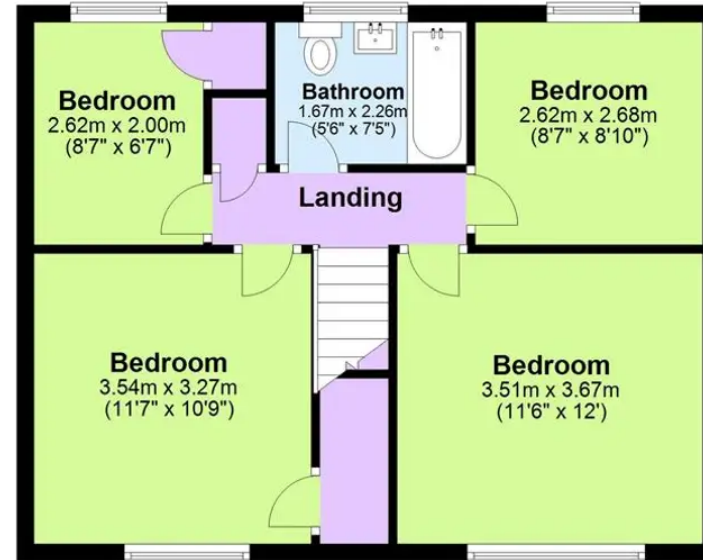
## Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



## First Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.4 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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