

Alexanders



Higham Lane
Nuneaton







Higham Lane

Nuneaton

- A most superb 1930s detached family house
- Set in a mature plot with sunny rear gardens
- Catchment for 'Outstanding' secondary school
- Beautiful finishes throughout a bright, spacious internal layout
- Breakfast kitchen and three reception rooms
- Five bedrooms and two bathrooms
- Brick built outbuilding ideal as office space or gym
- Expansive private driveway and walled front gardens
- EPC Rating E

General Description

Alexanders of Market Bosworth offer to the market this most superb 1930's detached family house set in a beautiful mature plot circa 1/3 of an acre on Higham Lane, Nuneaton. This beautiful bay fronted home is set back from the road behind walled front gardens, ideally situated within the catchment area for the Ofsted 'Outstanding' Higham Lane Secondary School.

The property has been carefully updated and extended by the current owners, and blends beautiful, high quality finishes throughout a bright and tastefully modern internal layout. The plot is accessed via a private driveway with an expansive parking area. To the rear, the beautifully stocked, sunny rear gardens laid mainly to lawn with mature borders to the surround, and a generous patio area. There are large brick built outbuildings ideal for either a home office space or gym.

The accommodation is laid across two floors to comprise in brief; Entrance hall, breakfast kitchen, utility room, dining room/snug, a beautiful 25 ft sitting room with feature fireplace and wood burner, with double doors through to a generous garden room with dining and seating space. There is also WC to the ground floor. To the first floor are five bedrooms, a shower room and a family bathroom. The main and guest bedroom affording built-in wardrobes.



An internal inspection is strongly recommended to appreciate this exceptionally spacious family home. Viewing strictly by appointment only through the sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Accommodation

Entrance Hall

Breakfast Kitchen

18'4 max x 13'1 (5.59m max x 3.99m)

Utility Room

6'5 x 5'2 (1.96m x 1.57m)

Sitting Room

24'10 x 12'11 (7.57m x 3.94m)

Garden Room

23' x 10'3 (7.01m x 3.12m)

Dining Room/Snug

11'11 x 11'5 (3.63m x 3.48m)

W.C.

6'6 x 2'10 (1.98m x 0.86m)

First Floor

Bedroom One

14'3 x 13'1 (4.34m x 3.99m)

Bedroom Two

13' x 8' (3.96m x 2.44m)

Bedroom Three

11'11 x 9'8 (3.63m x 2.95m)

Bedroom Four

11' x 8' (3.35m x 2.44m)

Bedroom Five

9'10 max x 6'6 (3.00m max x 1.98m)

Bathroom

7'1 x 6'1 (2.16m x 1.85m)

Shower Room

6'6 x 6'2 (1.98m x 1.88m)

Tenure

Freehold.

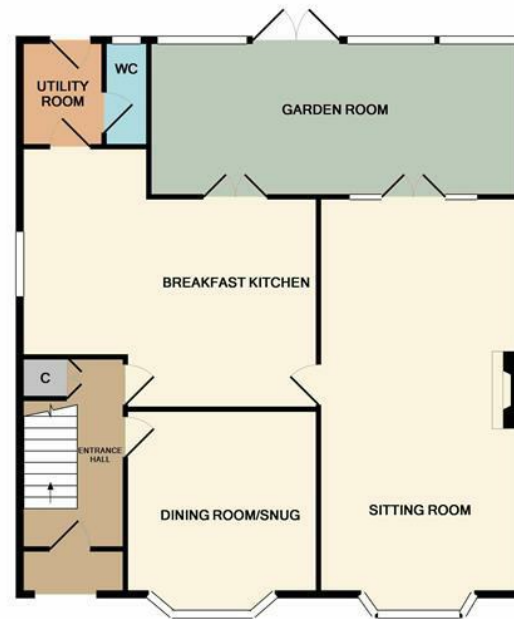
Local Authority

Nuneaton & Bedworth Council, Town Hall, Cotton Road, Nuneaton, CV11 5AA. Tel: 024 7637 6376. Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





GROUND FLOOR
APPROX. FLOOR
AREA 1336 SQ.FT.
(124.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2092 SQ.FT. (194.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

