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**280 The Longshoot**

Nuneaton, CV11 6JN

**Asking Price Of £450,000**

- Modern extended detached residence
- Sought after main road location
- Well maintained and improved
- Good sized family home
- Extended lounge & kitchen
- Three / four bedrooms & ensuite
- Drive, large garage & gardens
- EPC RATING D



Situated upon this highly sought after main road location is this modern extended detached residence offering good sized and flexible family accommodation worthy of an early viewing. The property is presented in excellent order throughout and offers well planned and comfortable accommodation with gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering, large garage, security alarm and is ideally positioned with nearby amenities, schooling, road links to further a field. Briefly the accommodation comprises: impressive reception hall, extended lounge, extended breakfast kitchen with integrated appliances, dining room, utility room, guests cloakroom and ground floor bedroom / study. Landing, three double bedrooms, ensuite bathroom and modern family bathroom. Driveway for several vehicles, large garage and good sized rear garden.



#### THROUGH HALL

Having obscure sealed unit composite entrance door with matching side screens, central heating radiator, feature dog leg stair case to the first floor, tiled floor, smoke alarm and doors to:

#### GUEST CLOAKROOM

6' 10" max x 5' 1" max (2.08m x 1.55m) Having step down, white suite comprising:- low level w.c., wash hand basin, central heating radiator, half height tiled walls, tiled floor, inset ceiling spot light and obscure uPVC double glazed window to the side.

#### LOUNGE

11' 11" x 24' 1" (3.63m x 7.34m) Having two central heating radiators, uPVC double glazed double opening patio doors and matching side screens to the rear,



feature fireplace with marble inset and hearth incorporating a coal effect electric fire, wall light points, double opening glazed doors to Dining Room and door to:

#### GROUND FLOOR BEDROOM/STUDY

12' 7" x 9' 5" (3.84m x 2.87m) Having central heating radiator, uPVC double glazed window to the rear and internal door to Garage.

#### DINING ROOM

11' 5" x 12' 0" (3.48m x 3.66m) Having central heating radiator, uPVC double glazed windows to the front and side and wall light points.



### KITCHEN

18' 6" max x 10' 0" max (5.64m x 3.05m) Having a comprehensive range of fitted wall and base units with contrasting hi-gloss work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, built in double oven, four ring halogen hob with integrated extractor hood over, two integrated fridges, central heating radiator, uPVC double glazed windows to the side and rear, inset ceiling spot lights, tiled floor and door to:

### UTILITY ROOM

5' 10" max x 6' 11" max (1.78m x 2.11m) Having fitted work surface, space and plumbing for automatic washing machine and dishwasher, space and vent for tumble dryer, tiled floor, central heating radiator and controller, extractor fan, laundry shoot from Landing and obscure sealed unit composite side exit door.

### FIRST FLOOR LANDING

Having obscure uPVC double glazed window to the side, loft access, airing cupboard housing hot water tank, store cupboard with trap door and laundry shoot, smoke alarm and doors to:

### BEDROOM ONE

11' 11" x 13' 11" (3.63m x 4.24m) Having central heating radiator and uPVC double glazed window to the front and door to:

### BEDROOM TWO

11' 11" max x 18' 5" (3.63m x 5.61m) Having central heating radiator and uPVC double glazed window to the rear.

### BEDROOM THREE

12' 11" x 10' 9" (3.94m x 3.28m) Having central heating radiator and uPVC double glazed window to the rear.

### ENSUITE

9' 10" max x 9' 2" max (3m x 2.79m) Being luxuriously refitted with a suite comprising: - claw foot roll top bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, shower cubicle with rain head, fully tiled walls and floor, inset ceiling spot lights, extractor fan, antique style radiator/towel rail and obscure uPVC double glazed window to the front.

### BATHROOM

6' 10" max x 7' 11" max (2.08m x 2.41m) Having a refitted ultra modern white suite comprising: - low level w.c., wash hand basin inset to vanity unit, L shaped bath with shower attachment, tiled splash backs and half height walls, inset ceiling spot lights, extractor fan, tiled effect flooring, central heating radiator and obscure uPVC double glazed window to the side.











## OUTSIDE

The property sits towards the end of The Longshoot as it approaches the A5/Watling Street, there is a substantial driveway to the front providing parking for several vehicles and direct access to the large Garage (18'4" x 12'7") having up and over entrance door, power, lighting, fitted work surface, cupboards and drawers, Worcester boiler, side exit door and retractable aluminium ladder to the loft space. There is side pedestrian access to either side leading to the rear. The neatly laid out rear garden has a paved patio, lawn, further patio area, Summerhouse, fenced and walled boundaries, cold water tap and motion activated security light.

## GENERAL INFORMATION

**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

**SERVICES:** all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.

**VIEWING:** by prior appointment through the Sole Agents.



TOTAL FLOOR AREA : 1914.67 sq. ft. ( 177.88 sq. m. ) approx.

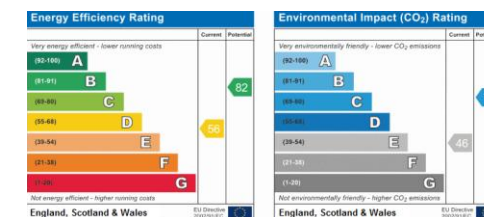
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## TENURE

Freehold

## LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council



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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