



15 Nightingale Lane, Coventry, CV5 6AY

£2,995 PCM

- Stunning Three Bedroom detached House
- Fully Fitted Kitchen & Dining Area
- Underfloor Heating Throughout
- Large Driveway and integral Garage
- Garden Terrace and Formal Lawns
- Three Generous Reception Rooms
- EPC Rating C
- Magnificent Principal Suite with Balcony
- Quiet Backwater Location in Earlsdon
- Available 11th August 2025

15 Nightingale Lane, Coventry CV5 6AY

A stunning detached residence located in this beautiful backwater in Earlsdon. With three reception rooms, fully fitted dining kitchen with bi folding doors. Magnificent principal bedroom with balcony, two further bedrooms & two bathrooms. Drive & garage. Available 11th August, Part Furnished.



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C

Council Tax Band: F



THE PROPERTY

Located in this beautiful backwater in Earlsdon Coventry. Adjacent to Hearsall Golf Course and close to Earlsdon High Street and The War Memorial Park. The property has been refurbished by the current owners who have made a stylish contemporary home. Benefitting from underfloor heating and powder coated double glazing throughout. The property is approached across a tarmacadam driveway that provides hardstanding and entrance is into a galleried hallway with double height feature lighting. All rooms radiate from the hallway and into the study with built in furniture, snug/bedroom four and a lounge with bi-folding doors. There is a ground floor cloakroom and a quite stunning German fitted kitchen with integrated appliances. The dining area also has bi folding doors onto the large terrace and formal lawns. On the first floor is a bright and airy landing. From the landing there is a utility area with the washing machine. The principal bedroom has a vaulted ceiling, bi-fold doors onto a balcony and en-suite shower room. There are a further three first floor double bedrooms and family bathroom. There is an integral garage with roller shutter door and the property benefits from a electric car charging point. Available Part Furnished from 11th August 2025.

HALLWAY

The stunning galleried hallway has double height windows and doors. Having laminate flooring, wall and ceiling downlighting and oak doors off to:

STUDY

With laminate flooring, floor to ceiling double glazed window to the fore and further window to the side. Built in bookcase with cupboards beneath and an attractive desk with cabinets and shelving. Useful storage cupboard.

LOUNGE

Continuation of the laminate flooring, contemporary bookcase and matching tv stand/cabinet and a corner sofa. Twin double glazed windows with blinds to the side and matching french doors onto the rear terrace with a brushed steel curtain pole and curtains.

SNUG/4TH BEDROOM

With wall and ceiling downlighting, double glazed bow window to the fore and laminate flooring.

DINING KITCHEN

The dining area has bi folding double glazed doors onto the rear terrace. The dining area opens into the stunning German kitchen with an array of matt finished units. The base units have a marble countertop with matching upstands and an undercounter sink with mixer taps over, integrated dishwasher, conventional oven and combination oven. American fridge freezer and larder unit. There are corner carousel units and pan drawers beneath the induction hob.

LANDING

The galleried landing has oak newel posts, handrail and glass inserts and looks down into the reception hallway. All doors radiate off to:

UTILITY ROOM

With a washing machine, laminate flooring and pipe work for the underfloor heating. Extractor fan and down lights.

PRINCIPAL SUITE

This quite magnificent bedroom has bi folding double glazed doors onto the balcony with tiled flooring and a brushed steel guard rail and glazed inserts. Triple wardrobe with a bank of tall boy drawers, matching dressing table and bedside cabinets that flank the double bed with reading lights. Further wall lights and a vaulted ceiling with downlighters. Door into the en-suite.

EN-SUITE SHOWER ROOM

With an oversized shower cubicle with a thermostatic rainfall shower, concealed cistern wc and wall hung twin basins with drawers beneath and lighting over. Chrome heated towel rail and travatine tiling to floor and full height to the wall. Two velux windows to the fore.

BEDROOM TWO

With floor to ceiling double glazed windows with brushed steel curtain pole and curtains. Mirrored double wardrobe, chest of drawers and a double bed with twin bedside cabinets.

BEDROOM THREE

With a double glazed window to the rear with blinds, double mirrored wardrobe, single bed and matching chest of drawers.

BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer shower, vanity wash hand basin with mirror over and a concealed cistern wc. Travertine tiling to floor and walls, velux window and a heated towel rail.

REAR GARDEN

Directly from the house is a generous terrace with retaining walls and steps down to the formal lawns with privethedging to boundaries. A pathway leads to the front of the house.

DRIVEWAY

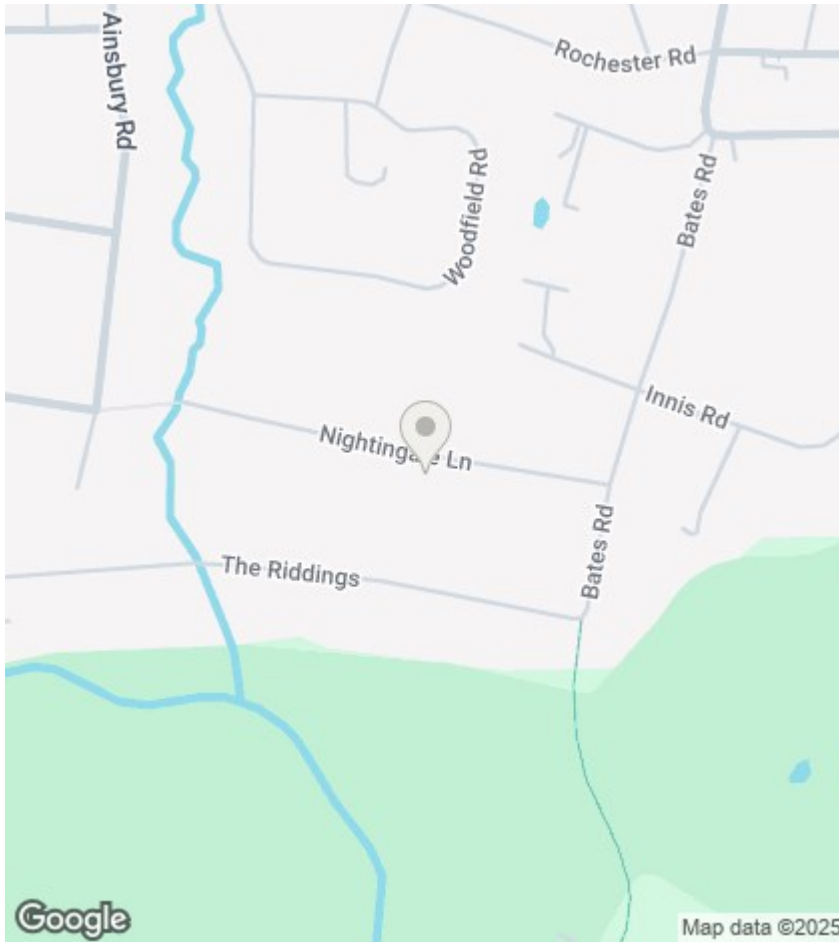
The tarmacadam forecourt provides parking for a number of vehicles and leads to the integral garage.

INTEGRAL GARAGE

With roller electric door and housing the pressurised Worcester Bosch combination boiler and cylinder.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

