



4 Bedroom Bungalow - Detached
located on Lutterworth Road,
Nuneaton
£375,000

 **UP Estates**



****Situating on the highly desirable Lutterworth Road, this substantial four-bedroom detached bungalow offers an impressive amount of space, versatility and outstanding potential. To truly appreciate the scale and flexible layout of this home, viewing the floorplan is essential.****

You are welcomed into a generous entrance hallway that sets the tone for the spacious accommodation throughout. To the front aspect, a well-proportioned double bedroom provides comfortable living space, complemented by a family bathroom and separate WC for added convenience.

Further along the hallway, the good-sized kitchen boasts an abundance of fitted units, built-in oven and hob, large window to side aspect. Adjacent to the kitchen is the added luxury of a separate utility room, offering further storage and direct access to the rear of the garage, ideal for busy households. The property continues to impress with another double bedroom and a large living room featuring sliding doors that open out onto the rear garden. This bright and airy space is flooded with natural light, creating the perfect environment for both relaxing and entertaining. A separate reception room provides a versatile additional space — ideal as a snug, home office or peaceful retreat.

To the rear of the property, you will find two further bedrooms and an additional family-style bathroom serving this section of the home. The rear bedroom enjoys particularly attractive views over the expansive garden. Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles, along with access to the garage offering secure parking and excellent storage options. The generous rear garden is mainly laid to lawn, providing a wonderful setting for outdoor entertaining, gardening, or simply unwinding in a private and peaceful environment.

Conveniently located close to local shops, schools and everyday amenities, this home combines desirable location with exciting potential.

£375,000

- FOUR BEDROOM DETACHED BUNGALOW
- LARGE LIVING ROOM WITH SLIDING DOORS TO THE GARDEN
- GOOD SIZED KITCHEN WITH BUILT IN OVEN AND HOB
- SEPARATE UTILITY ROOM WITH GARAGE ACCESS
- TWO FAMILY BATHROOMS
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- GARAGE PROVIDING SECURE PARKING AND ADDITIONAL STORAGE
- GENEROUS REAR GARDEN WITH PLENTY OF PRIVACY
- HIGHLY DESIRABLE LUTTERWORTH ROAD
- EXCELLENT POTENTIAL





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Lutterworth Road, Nuneaton





Total Area: 120.8 m² ... 1300 ft² (excluding garage)
 All measurements are approximate and for display purposes only

CONTACT

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