



Nightingale Lane, Earlsdon, Coventry CV5 6AY

Offers Over £525,000

Offered with no chain this substantial four bedroom detached home is in need of modernisation but has huge potential to create a superb family home in a prestigious part of Earlsdon. The property briefly comprises of gas central heating and double glazing throughout, a spacious lounge/dining room with feature gas fire leading to a sun room with doors opening onto the large patio, large kitchen/breakfast room leading to a separate utility room, a useful study and a WC. Upstairs are four double bedrooms and the family bathroom. The property boasts very large mature rear gardens, off road parking to include a carport to one side of the side and a spacious garage leading to further storage to the other. Viewing is highly advised in order to see the potential on offer.

Porch

Double glazed slinging doors, small double glazed window to side

Entrance Hall

Wooden flooring, carpeted to stairs, radiator

WC

2'11" x 5'5" (0.90m x 1.66m)

Carpeted, double glazed window to side, low level WC and hand basin, radiator

Study

8'11" x 10'10" (2.72m x 3.31m)

Carpet tiles, double glazed window to front, radiator, TV & telephone points

Kitchen/Breakfast Room

18'0" max x 11'8" max (5.49m max x 3.57m max)

Quarry tiled floor, wooden base and wall units with ample worktop space over, double bowl stainless steel sink, built-in double oven and 5-ring gas hob, 2 x radiators

Utility Room

9'9" x 11'9" (2.98m x 3.60m)

Quarry tiled floor, space for several appliances, some fitted units with worktop over, 2 x large aspect double glazed windows to rear and side, double glazed door to garden, built-in storage cupboard

Lounge/Dining Room

22'4" max x 21'2" max (6.83m max x 6.47m max)

Wooden flooring, large aspect double glazed windows to front and rear, brick fireplace with slate tiled hearth and gas fire, 2 radiators, TV & satellite points

Conservatory

10'11" x 13'1" (3.34m x 4.00m)

Quarry tiled flooring, sliding doors from lounge, large aspect double glazed windows to rear and side and sliding door to garden, gas wall heater

Landing

Carpeted, built-in airing cupboard, access to loft

Bathroom

10'0" x 5'3" (3.06m x 1.61m)

Vinyl flooring, fully tiled walls, 2 x double glazed windows to rear, fitted suite with low level WC, basin, bidet and bath with mixer shower over, radiator

Bedroom 1

17'9" max x 10'10" max (5.43m max x 3.32m max)

Carpeted, large aspect double glazed window to front, 2 x built-in double wardrobes, radiator, built-in shower cubicle with electric shower and hand basin, TV point

Bedroom 2

11'9" x 12'5" (3.60m x 3.80m)

Carpeted, large aspect double glazed window to front and side, radiator, built-in hand basin, TV & phone point

Bedroom 3

12'5" max x 11'9" max (3.81m max x 3.60m max)

Carpeted, double glazed window to rear, large built-in double wardrobe, radiator

Bedroom 4

9'1" x 8'3" (2.79m x 2.54m)

Carpeted, double glazed window to rear, large built-in double wardrobe, radiator, built-in hand basin

Tenure

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

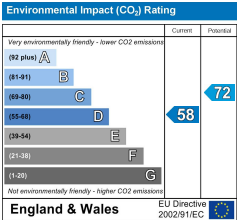
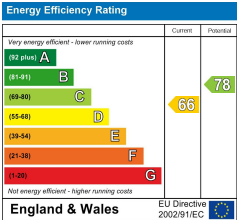


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using Planity.



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