



Hinckley Road Nuneaton

- Substantial detached family home
- Approximately 0.34-acre landscaped plot
- Bespoke Tom Howley kitchen/dining/living room
- Three versatile reception rooms
- Air-conditioned main bedroom with en suite
- Beautifully landscaped rear garden
- Garage and ample driveway parking
- Highly sought-after residential setting
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to present this stylish and beautifully appointed traditional family home, occupying a generous plot of approximately 0.34 acres on one of Nuneaton's most sought-after residential roads. Beautifully extended and thoughtfully enhanced, the property offers superb family living, centred around an outstanding bespoke Tom Howley open-plan kitchen/dining/living room, complemented by two further reception rooms, an impressive main bedroom suite with a vaulted ceiling, and three additional double bedrooms.

Outside, the beautifully landscaped rear garden provides a wonderful setting for both entertaining and everyday family life, with a generous terrace, expansive lawn, and a charming secret garden offering an excellent degree of privacy and seclusion.

Ideally positioned within catchment for highly regarded schools and offering excellent access to local amenities, major road links, and direct rail services, this is a rare opportunity to acquire an exceptional family home in one of the town's most desirable locations.





Accommodation:

A welcoming central entrance hall is laid with herringbone oak flooring, which continues through to the impressive open plan kitchen/dining/living space. The cosy sitting room is centred around a wood-burning stove set within a characterful brick fireplace, while a bay window overlooks the front garden. A second spacious reception room, currently arranged as a playroom, offers excellent versatility and could equally serve as a home office or formal dining room. This room also benefits from an attractive open fireplace.

Spanning the full width of the rear of the property, the outstanding bespoke Tom Howley kitchen/dining/living room forms the true heart of the home. Beautifully designed, it features a comprehensive range of integrated appliances, a Quooker instant boiling water tap, and a generous central island, ideal for both everyday family life and entertaining. The adjoining seating area is enhanced by a stylish media wall, while three sets of bi-fold doors create a seamless connection between the interior and the beautifully landscaped rear garden, flooding the space with natural light. The ground floor accommodation is completed by a fully fitted utility room and guest cloakroom.

To the first floor, the impressive dual-aspect main bedroom is a standout feature, boasting a striking vaulted ceiling and a glazed gable end that enjoys delightful views over the rear garden. Bespoke fitted wardrobes provide excellent storage, while a contemporary en suite shower room is finished to a high standard. This space also enjoys the added benefit of air conditioning. The remaining three double bedrooms are served by the modern family bathroom, two of which also benefit from bespoke fitted wardrobes.

Gardens and land:

The property is well set back from the road, screened by mature hedgerow, and a sweeping paved driveway provides parking for multiple vehicles. The garage is situated to the rear of the property and is accessed via an automated up-and-over door. A generous raised patio, accessed directly from the living kitchen, provides the perfect setting for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn and is beautifully framed by well-stocked herbaceous borders. An established hedgerow creates a natural division, revealing a charming "secret garden" to the rear that offers a wonderful sense of privacy and seclusion.

Location:

Situated in one of Nuneaton's most desirable residential locations, the property enjoys an enviable position within the catchment area for the highly regarded St Nicolas CE Primary School and Higham Lane School, making it an excellent choice for families. The area offers an excellent range of everyday amenities, including local shops, supermarkets, cafés, healthcare facilities, and leisure amenities, while Nuneaton town centre is just a short drive away, providing a wider selection of retail, dining, and entertainment options.

For commuters, the property is exceptionally well placed, with convenient access to the A5, A444, M6, M42, and M69, offering straightforward connections to Coventry, Birmingham, Leicester, and the wider Midlands motorway network. Nuneaton railway station also provides regular direct services to Birmingham, Coventry, and London, making this an ideal location for those travelling for work.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.







Alexanders

Local Authority:
Nuneaton and Bedworth Borough Council, Town Hall, Coton Road,
Nuneaton, Warwickshire, CV11 5AA. Council Tax Band F.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of
Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and
drainage.

Please note that none of the services, systems or appliances, including;
heating, plumbing, and electrics, have been tested by the selling
agents.

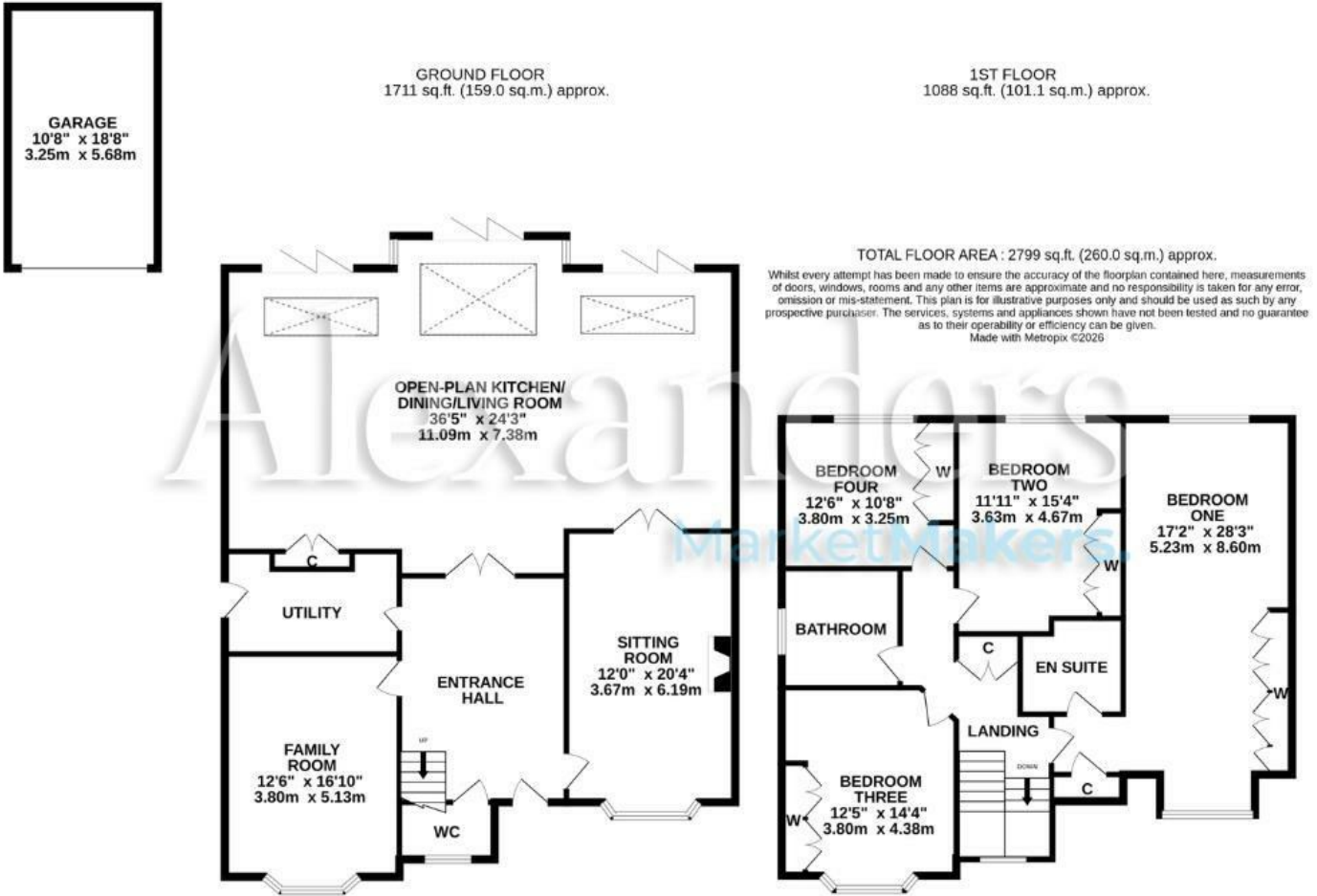
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way,
wayleaves, easements and other legal rights, whether or not specifically
mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey
data and are intended for guidance only. While believed to be correct,
their accuracy is not guaranteed. The purchaser will be deemed to
have full knowledge of the boundaries and the extent of the ownership.
Neither the vendor nor their agents will be held responsible for defining
ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other
relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask
the prospective purchaser for confirmation of their identity. This will
include production of their passport or driving licence and recent utility
bill to prove residence. Prospective purchasers will also be required to
have an AML search conducted at their cost. This evidence and search
will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy
themselves by inspection or otherwise as to their accuracy. No person in
this agents employment has the authority to make or give any
representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	70	81



