







3 Bedroom House - Detached

located on Lentons Lane, Coventry

Guide Price £445,000

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Guide Price
£445,000

- DETACHED VICTORIAN COTTAGE BUILT IN 1856
- APPROXIMATELY 1/3 ACRE PLOT
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER WITH EXPOSED WOODEN BEAMS
- MODERN KITCHEN/BREAKFAST ROOM WITH ISLAND
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- PLANNING PERMISSION GRANTED FOR AN ORANGERY EXTENSION
- LARGE DOUBLE GARAGE WITH ELECTRICS
- GATED DRIVEWAY & BEAUTIFULLY MAINTAINED GARDENS
- SEMI-RURAL LOCATION CLOSE TO SCHOOLS, NATURE WALKS & LOCAL AMENITIES

BEAUTIFUL VICTORIAN COTTAGE | APPROX. 1/3 ACRE PLOT | DOUBLE GARAGE | RURAL SETTING

Dating back to 1856 and believed to have historical links to Lord Craven, this beautifully presented detached Victorian cottage occupies an impressive plot of approximately one third of an acre in a picturesque semi-rural location. Surrounded by nature walks and conveniently positioned close to Grace Academy Coventry, Grangehurst Primary School, local amenities and excellent transport links, this is a rare opportunity to acquire a character home with generous outdoor space and further potential.

The accommodation begins with a stunning open plan lounge diner, featuring exposed wooden beams that perfectly complement the property's character. The modern kitchen breakfast room is fitted with a central island and offers an excellent space for family living, while a separate utility room and a downstairs shower room complete the ground floor.

Upstairs, there are three generous double bedrooms and a well appointed family bathroom.

Externally, the property truly comes into its own with a beautifully maintained rear garden extending to approximately one third of an acre. Designed for both entertaining and family life, the garden offers extensive lawned areas, vegetable plots and a small woodland area to explore. The property also benefits from a large double garage with electrics, while to the front a gated driveway provides ample off road parking alongside a well maintained lawn.

Planning permission has also been granted for a further extension to create an orangery, offering exciting potential for future owners.







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.



Lentons Lane, Aldermans Green, Coventry





Total Area: 110.0 m² ... 1184 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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