



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Guide Price

£375,000

Located in

Coventry





Lentons Lane

Coventry | CV2 1NY



A fantastic and rare opportunity has arisen to acquire this beautifully extended three-bedroom property, complete with a separate business-use building, offering an incredibly versatile living and working space.

Located in a desirable semi-rural area, this unique home combines peaceful surroundings with exceptional functionality, making it ideal for modern family life and entrepreneurial ventures.

Entering through the side of the property, you're welcomed by a spacious hallway that sets the tone for the generous layout throughout.

The hallway leads to a convenient downstairs W/C, perfect for guests and everyday use.

To the right, the main living area offers a bright and airy space, with dual aspect windows allowing natural light to pour in.

A charming feature fireplace adds a cosy focal point to this elegant room, ideal for relaxing or entertaining.

Flowing seamlessly from the living area is a second, more informal seating space, designed for comfort and quiet moments.

This relaxed zone also features a fireplace, adding warmth and character, and opens up to the heart of the home — the stunning extended kitchen.

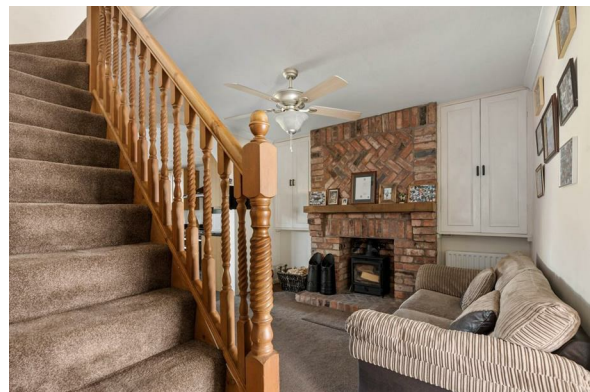
This contemporary space is truly exceptional, featuring a large skylight that floods the area with light and an impressive central island that not only adds style but also enhances functionality.

The kitchen is finished with luxurious quartz worktops that complement the modern design while offering durability and elegance.

Bi-folding doors span the rear of the kitchen, effortlessly opening up onto the garden and creating a perfect blend of indoor and outdoor living — ideal for

Lentons Lane

£375,000 Freehold



- Semi Rural Location
- Detached Business Building
- Three Bedrooms
- Modern State Of The Art Steam Shower
- Close To Local Amenities
- 1/3 Acre Plot
- Extended Kitchen/Diner
- Master En-Suite
- Secure Off Road Parking
- Easy Access To Transport Links



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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