



Lowberry  
Cromwell Lane  
Coventry





# 92 Cromwell Lane

## Coventry, CV4 8AS

A substantial detached family residence offering flexible family accommodation and enjoying fabulous open views to the rear over farm land. The property benefits from central heating and double glazing, and the accommodation briefly comprises, entrance hallway, cloakroom, L shaped living room, dining room, entertainment kitchenette, conservatory, fitted kitchen, breakfast room, utility, w.c., four bedrooms, en suite shower room, family bathroom, stunning gardens, gated driveway with space for several vehicles, double and single garage.

Offers in the region of **£585,000**





what you're looking for





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## Ground Floor

### Canopy Porch

Having front entrance door leading to:

### Entrance Hallway

Being naturally lit by a front double glazed window and having a staircase with balustrade and spindles leading to the first floor, radiator, power and ceiling light point.

### “L” Shaped Living Room

**25' 7" max 13' 10" min (7.80m max 4.22m min)  
x 16' max 11' 1" (4.88m x 3.38m)**

Having a feature marble fireplace with inset 'Living Flame' gas fire with raised hearth and over mantel, rear double glazed window and sliding patio doors leading out to patio area and beautiful rear garden, three radiators, door to the conservatory, television aerial point, ornate coved ceiling cornice, inset spotlights, two ceiling roses and light points. Double opening doors with feature etched panels leading to:

### Dining Room

**13'10" x 9'1" (4.22m x 2.77m)**

Having a front double glazed window, radiator, power, coved ceiling cornice, ceiling rose and ceiling light point. Door leading to:

### Kitchenette for Entertaining

**9'1" x 6'10" (2.77m x 2.08m)**

Comprising roll top work surfaces having inset single drainer stainless steel sink unit, range of base units and drawers and wall mounted cupboards, with one glazed display cabinet, two corner displays. Space for fridge freezer, front double glazed window, radiator, power and ceiling strip light.

### Inner Lobby

Having a glazed door leading to the living room, door to hallway, coved ceiling cornice, ceiling light point.

### Fitted Cloakroom

Comprising wash hand basin with tiled splashback, low level w.c, urinal, front opaque double glazed window, radiator and two ceiling light points.

### Fitted Kitchen/Breakfast Room

**16' 5" x 11' 5" max (5.00m x 3.48m)**

Comprising roll top work surfaces having inset bowl and a quarter 'Asterite' sink unit with swan neck tap over, comprehensive range of base units, drawers and wall mounted cupboards, glazed display cabinet, fitted wine rack, inset four ring gas hob having double oven below with fan/light above cooking area, space and plumbing for dishwasher, rear double glazed window enjoying views over the beautifully presented rear garden, tiled splashbacks as fitted, understairs storage cupboard and ceiling light point.

To the breakfast room there is a rear boxed bay double glazed window enjoying views over the rear garden, radiator, floor covering throughout, power, ceiling spotlights and light points and door leading to:

### Utility Room

**7' 10" x 7' 4" (2.39m x 2.24m)**

Having roll top work surface with inset single drainer stainless steel sink unit with double base unit below, space and plumbing for automatic washing machine, rear double glazed window enjoying views over the beautifully presented rear garden, side opaque glazed Georgian style door leading out, wall mounted "Vaillant" boiler with adjacent digital control time clock control, floor covering, tiled splashbacks as fitted, power, ceiling light point and door leading to:

### Cloakroom

Having a low level w.c., floor covering, side opaque double glazed window, ceiling light point and door leading to garage.

### Conservatory

**16' 4" x 10' into bay (4.98m x 3.05m)**

Having been constructed of part brick and surrounded by uPVC sealed unit double glazed windows having rear double opening doors leading out to the patio area and rear garden, tiled floor, radiator, power, television aerial point, polycarbonate roof and ceiling fan/light.

## First Floor

### First Floor Landing

Having rear double glazed window enjoying views over the beautifully presented rear garden and farmland, radiator, built-in airing cupboard and walk-in linen cupboard, power, access to roof void and two ceiling light points.

### Master Bedroom One

**14' 10" x 16' 3" into wardrobe recess  
(4.52m x 4.95m)**

Having a range of fitted bedroom furniture comprising fitted bedhead with beside cabinet and display shelving to either side, having two blanket cupboards over and double door half wardrobe to one side, further range of fitted wardrobes and nest of drawers, knee-hole dressing table having central drawer with nest of three drawers either side, front double glazed window, radiator, television aerial point, telephone point, power, ceiling spotlight and light point and door leading to:

### En-suite Shower Room

Comprising low level w.c., pedestal wash hand basin, bidet, corner shower cubicle with fitted shower, ceramic tiling around the basin and shower areas, radiator, rear opaque double glazed window, ceiling extractor fan and ceiling light point.

### Bedroom Two

**21' 1" x 13' 10" (6.43m x 4.22m)**

Having front and rear double glazed windows, two radiators, built-in wardrobe, power, ceiling spotlight and light point.

### Bedroom Three (Rear)

**11' 1" x 9' 3" (3.38m x 2.82m)**

Having two rear double glazed windows enjoys views. Radiator, power and light.

### Bedroom Four

**11' 1" x 7' 8" (3.38m x 2.34m)**

Having a front double glazed window, radiator, power and light.

### Family Bathroom

Having a modern white suite comprising pedestal wash hand basin with mixer tap, low level w.c., 'p' shaped jacuzzi bath with mixer tap and fitted shower over with adjacent screen, rear opaque double glazed window, radiator, vanity mirror and electric shaver point, full height tiling to all walls in modern and complementary ceramics, wall mounted electric "Dimplex" heater and ceiling light point.

## Outside

The property is set back from the road behind mature stocked flower borders having an abundance of shrubs and trees and there are double opening electric wrought iron gates leading to a substantial brick block driveway with space for several vehicles.

### Beautifully Presented Rear Garden

There is a delightful paved patio area which extends across the rear of the property with steps down leading to the main garden which is mainly laid to lawn, surrounded by stocked flower borders having a variety of shrubs and trees. There is a further patio to the rear of the garden and there is a ranch style fence to the rear and the garden enjoys fabulous views over open farmland. There is also a useful greenhouse and brick built store, outside courtesy and security lighting and cold water tap. Timber garden shed.

### Garages

A brick built driveway gives access to a DOUBLE and SINGLE garage which includes a vehicle inspection pit. Both the garages have electric 'up and over' doors, power, light and are both alarmed. The double garage also has a door leading to the cloakroom and the single garage has side and rear double glazed windows and personal side door.



Total area: approx.  
218.3 sq. metres  
(2350 sq. feet)



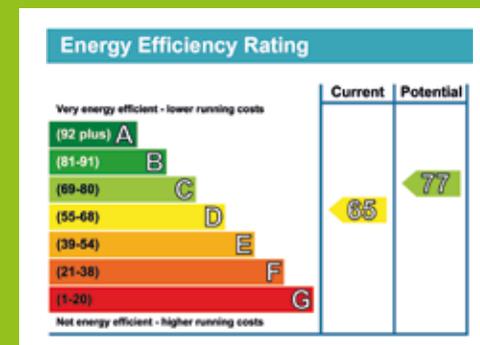
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