Ellis Brooke



26 Main Street

Long Lawford, Rugby, CV23 9AZ

Offers in excess of £200,000

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Entrance
Wooden part glazed door. Stairs to first floor. Radiator. Door into Living Room. Wood effect flooring. Half height panelling.

Living Room
Double glazed window to the front aspect. Radiator. Wood effect flooring. Door into Kitchen. Fireplace area with gas fire. Small corner cupboard. Picture rail.

Kitchen
Double glazed window to the rear aspect. Wood effect flooring. Opens into rear lobby. Under-stairs pantry cupboard with space for a dryer and additional boiler cupboard (with storage). Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/Drainer with mixer tap. Space for a cooker. Space for fridge/freezer. Space and plumbing for washing machine. Radiator.

Rear Lobby
Door to Bathroom. Door to outside patio area and garden. Wood effect flooring.

Bathroom
Two double glazed windows. Radiator. Tiled flooring. Panelled bath with rainfall style shower over. WC and wash hand basin set into vanity unit. Extractor.

Landing
Doors off to both bedrooms.

Bedroom One
Double glazed window to the front aspect and a small window to the rear. Radiator. Over-stairs cupboard.

Bedroom Two
Double glazed window to the rear aspect. Radiator. Wood effect flooring. Small loft access hatch.

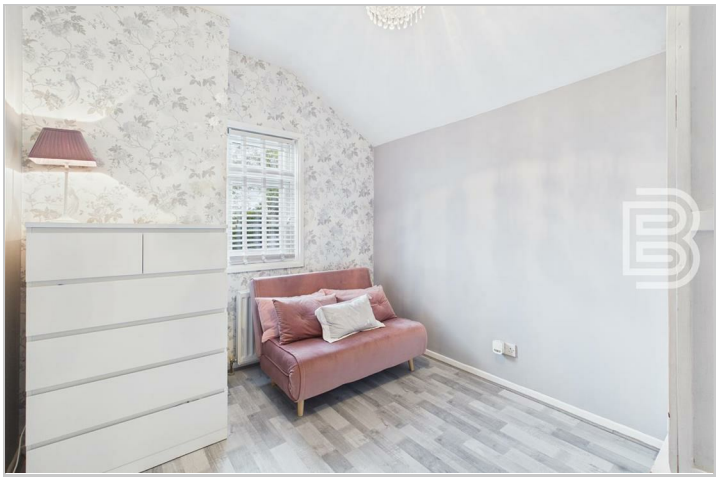
Frontage
Enclosed by low level picket fence with with wooden gate. Pathway leading to front door. Laid to slate chippings.

Rear Garden
Initial good size patio with shed. Gates adjoining neighbouring gardens for access. Small metal gate leading to main lawned section of the garden having borders to both sides. Enclosed by timber fencing. Leads to rear decked area and cabin.

Cabin
Currently used as a bar and games room but could be a garden office or gym space. Light and power connected. Double glazed doors to the front.

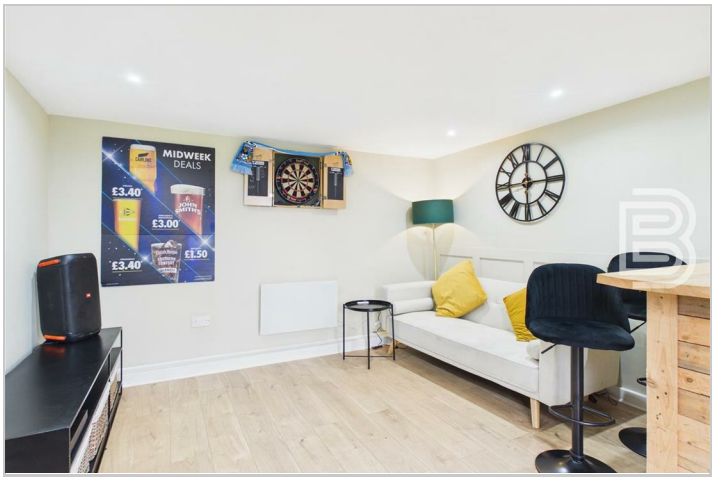
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Road Map



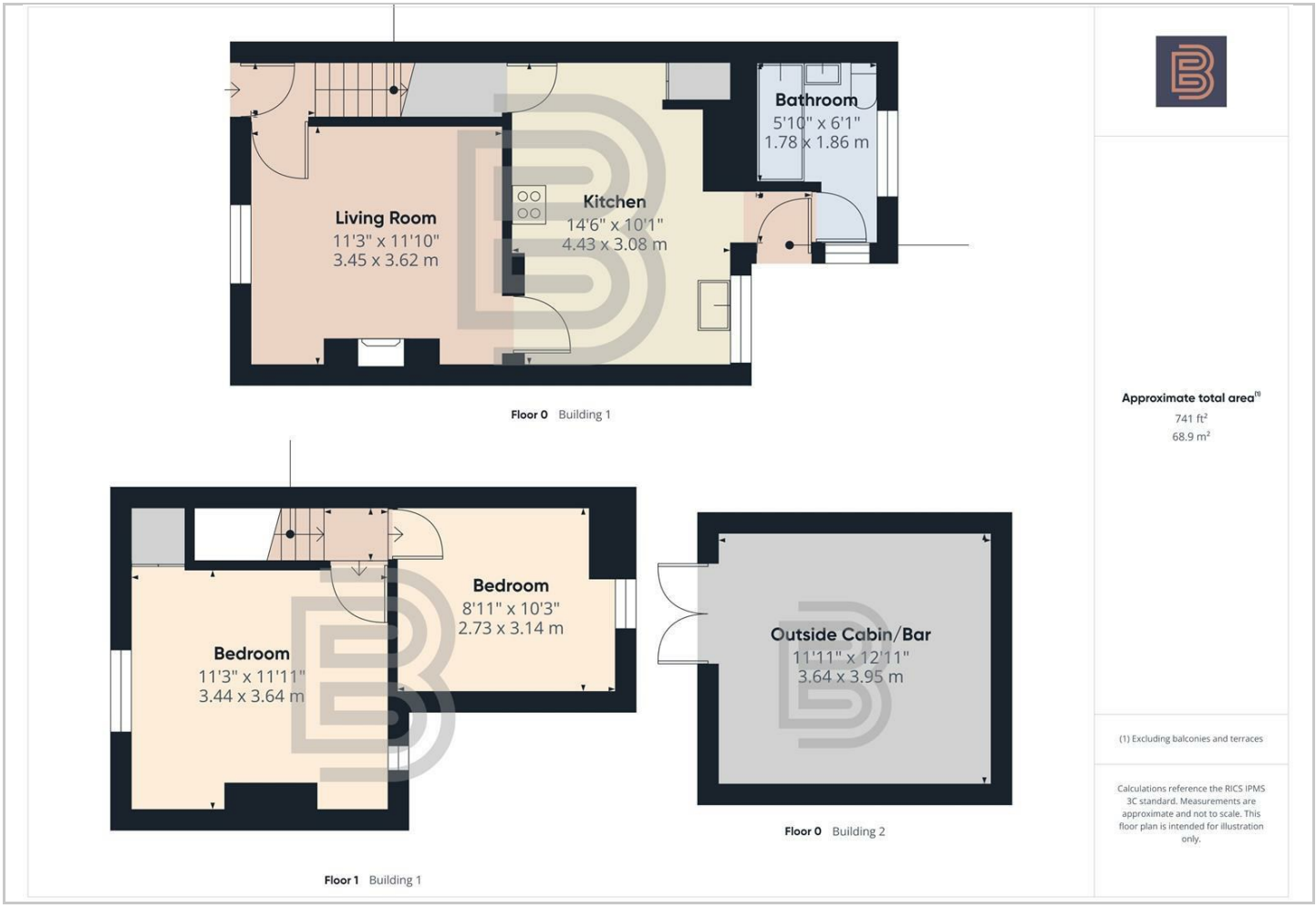
Hybrid Map



Terrain Map



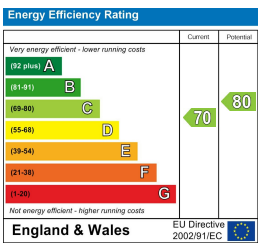
Floor Plan



Viewing

Please contact our Rugby Office
on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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