



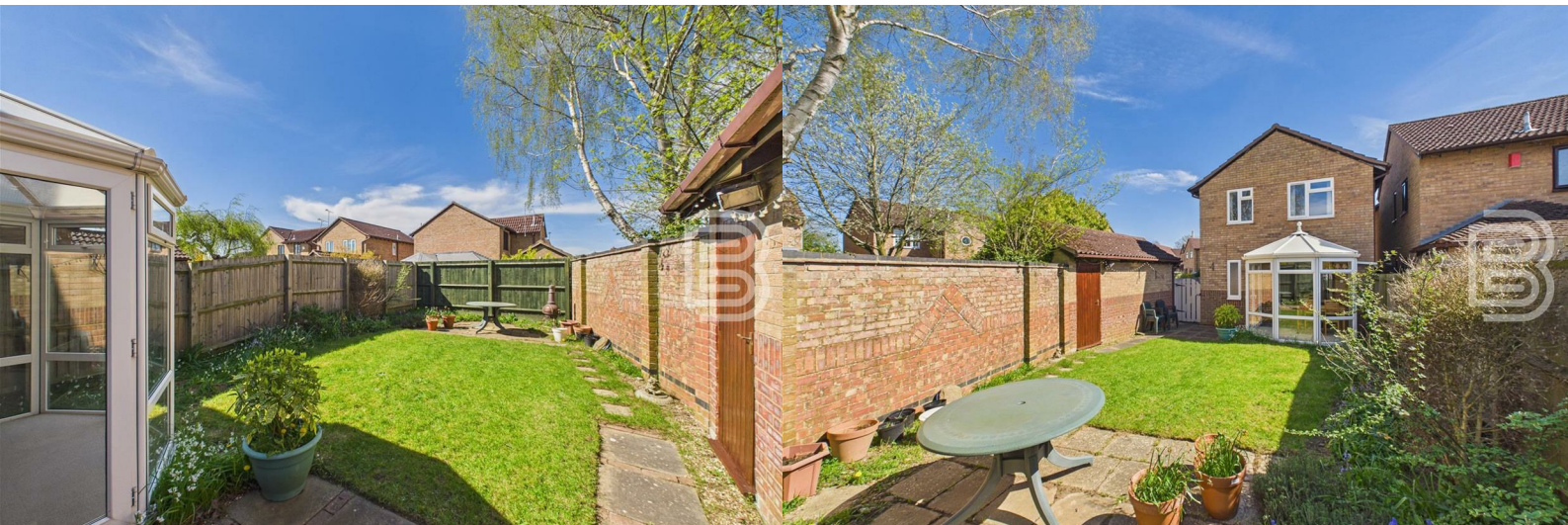
Ellis Brooke



## 7 Welland Close

Long Lawford, Rugby, CV23 9SX

**Guide price £285,000**



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## Entrance Hall

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. There are stairs that rise to the first floor landing, a door giving access to the rear garden and in addition doors which give access through to all ground floor accommodation

## Living Room

A good size living room which has a frosted window to the rear elevation and further set of sliding patio doors which give access through to the conservatory.

## Conservatory

With double glazed windows to two elevations and further double opening doors to the third, which give access to the garden beyond. This light and airy room provides an additional reception room to the property.

## Kitchen

The kitchen comprises of a range of base and eye level units with a complimentary work top over. To the side elevation there is a window that provides natural light. Within the kitchen there is space for an electric oven, washing machine, dishwasher and tall fridge freezer.

## W/C

With a low level flush WC and wash hand basin. To the front elevation there is a frosted window and there is tiling to the splash back area.

## 1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation. Access to the loft is obtained via a loft hatch. Further to this there are doors which give access to all first floor accommodation.

## Bedroom 1

A good sized double bedroom that benefits from a window to the front elevation. This bedroom gives access to a useful storage cupboard, which houses the properties boiler. The bedroom further benefits from its own ensuite.

## Ensuite

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. To the side elevation there is a frosted window, there is tiling to the splash back areas and there is a wall mounted heated towel rail.

## Bedroom 2

A double bedroom with a window to the rear elevation, providing a view over the garden.

## Bedroom 3

A good sized single bedroom with a window to the rear elevation, providing a view over the garden.

## Bathroom

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and

paneled bath with shower over. There is a frosted window and wall mounted heated towel rail.

### Rear Garden

The property benefits from a private and enclosed rear garden. To the immediate rear of the home is a patio which provides space for outdoor seating and dining. From here a paved pathway runs the length of the garden to a further patio providing a another seating area. The remainder of the garden has been laid to lawn with a flower board stocked with a range of shrubs and plants. From the garden there is gated access to the driveway and a pedestrian door giving access to the garage.

### Driveway

To the front of the home there is a tarmac and paved driveway, which provides off-road parking for 3 vehicles. The driveway provides access to the properties garage. From the driveway there is a pathway which gives access to the front door and there is gated access to the rear garden.

### Garage

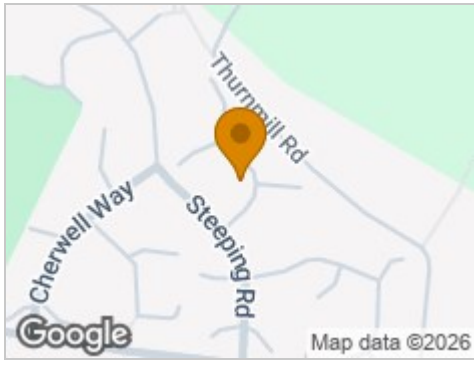
The garage benefits from a manual up and over door to the front elevation. There is light and power connected and further storage available within the rafters. To the side elevation there is a pedestrian door which gives access to the garden.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



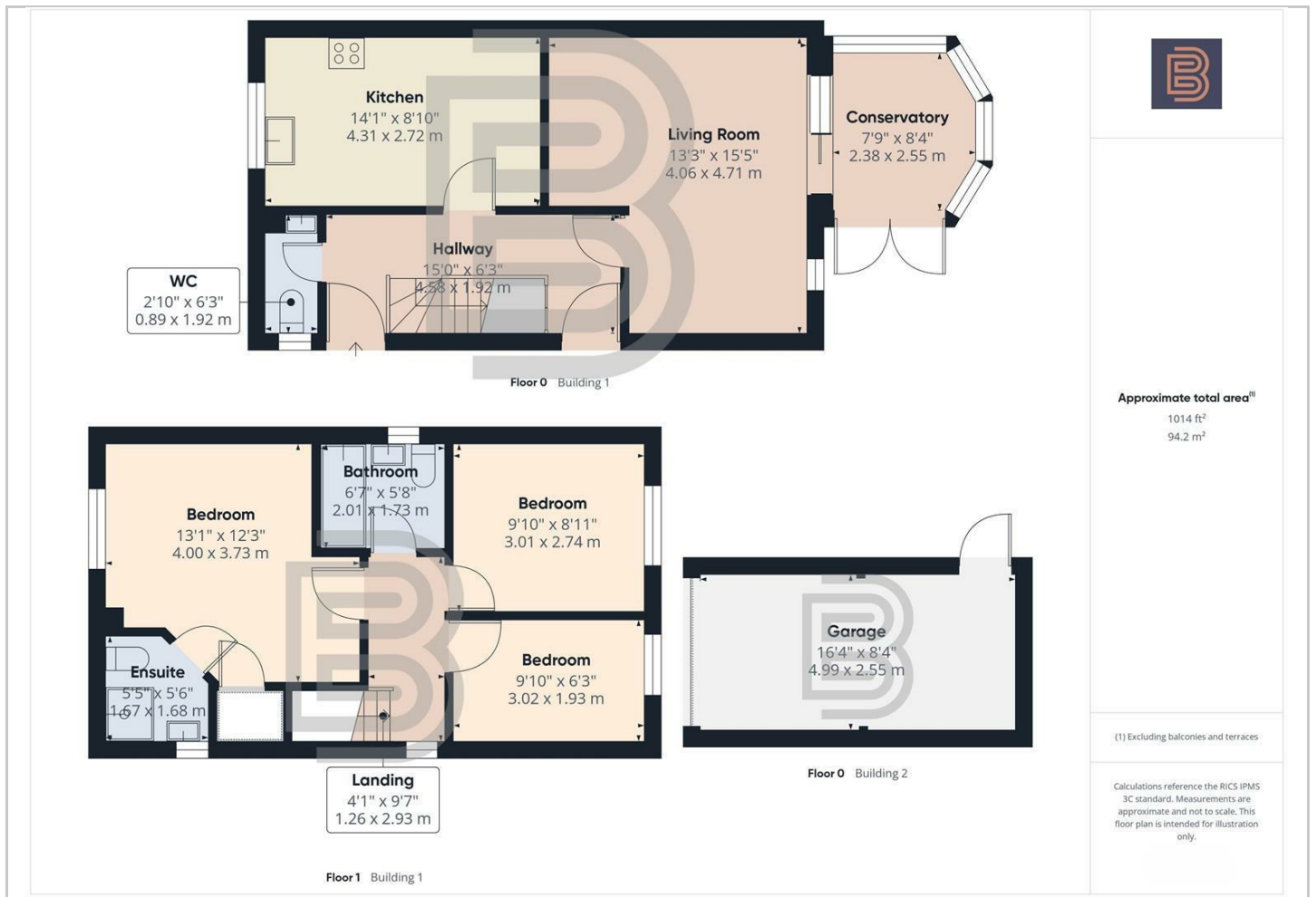
## Hybrid Map



## Terrain Map



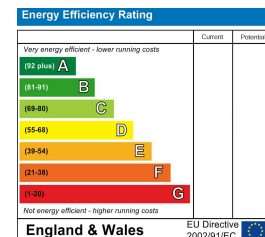
## Floor Plan



## 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



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