



Ellis Brooke



53 The Ryelands

Lawford Heath, Rugby, CV23 9EN

Guide price £230,000



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Entrance Porch

5'6" x 2'9" (1.7m x 0.84m)

The property is accessed through a composite front door. The entrance porch provides ample space for cloaks and shoe storage. To the side elevation there is a window. A further uPVC door gives access through to.

Entrance Hall

The entrance hall has stairs that rise to the first floor. Further to this there are doors which give access through to the living room and study.

Living/Dining Room

10'4" x 19'6" (3.17m x 5.96m)

A spacious room that is neatly defined into two areas as a living room and dining room. To the front elevation there is a window and to the rear elevation there are double opening doors providing access to the garden. The focal point of the room is the electric fire set into the chimney breast and media wall. There is a door which gives access through to.

Kitchen

11'1" x 9'4" (3.39m x 2.87m)

The kitchen comprises a range of base level units with a complementary worktop over. Within the kitchen there is space for an electric oven, fridge/freezer, washing machine and slimline dishwasher. To the rear elevation there is a window which gives a view over the garden.

Study

6'5" x 9'7" (1.98m x 2.93m)

The study benefits from access to the under stairs storage cupboard and has a window to the side elevation.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition access to a useful storage cupboard. Further to this there are doors which provide access to all first floor accommodation. The loft is fully insulated and is partially boarded.

Bedroom 1

9'10" x 10'7" (3.01m x 3.24m)

A spacious double bedroom with a window to the front elevation. This bedroom benefits from a fitted wardrobe with sliding mirror doors.

Bedroom 2

14'4" x 8'7" (4.39m x 2.62m)

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

Bedroom 3

6'8" x 10'9" (2.04m x 3.29m)

A generously sized single bedroom that benefits from a window to the front elevation. This bedroom further benefits from a fitted storage cupboard.

Bathroom

7'6" x 5'5" (2.3m x 1.67m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and P shaped bath with electric shower over. The bathroom benefits from under floor heating. Within the bathroom the walls and floor are fully tiled, to the rear elevation there is a frosted window and there is a wall mounted radiator.

Rear Garden

To the rear of the property there is a private and enclosed garden. To the immediate rear of the

home there is a decked area which provides ample space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn.

Front and Driveway

To the front of the home there is an area of front garden which in the main has been laid to lawn. Further to this a gravel pathway gives access to the front door. Enclosed with a low level picket fence. To the side of the home there is gated access to the side passageway and garage.

Off street parking is available for 1 vehicle on the driveway to the front/side and further parking is available on street on a first come first served basis.

Garage

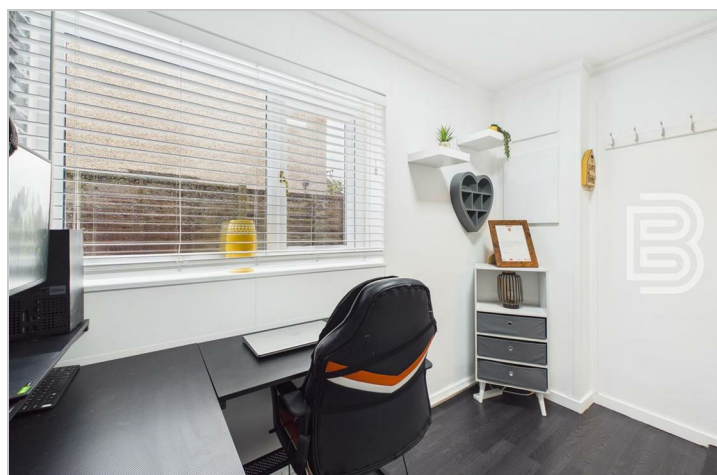
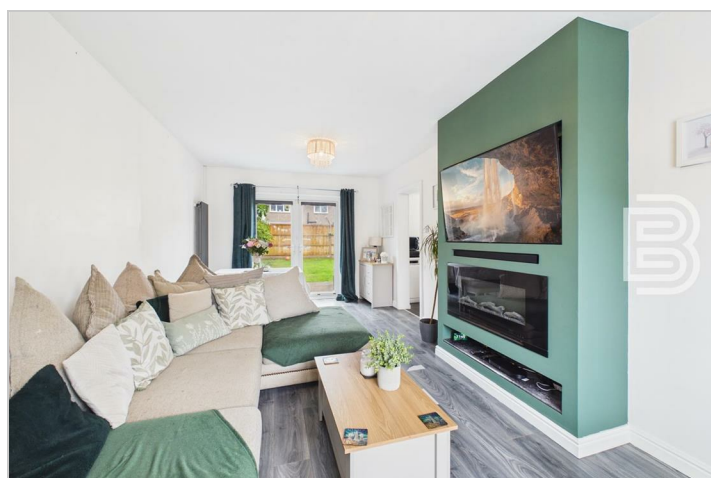
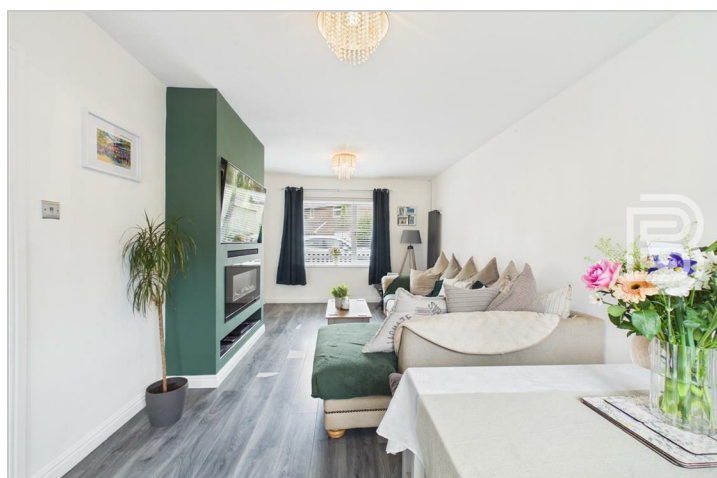
9'3" x 15'5" (2.82m x 4.72m)

With double opening doors to the front elevation. The garage has light and power connected.

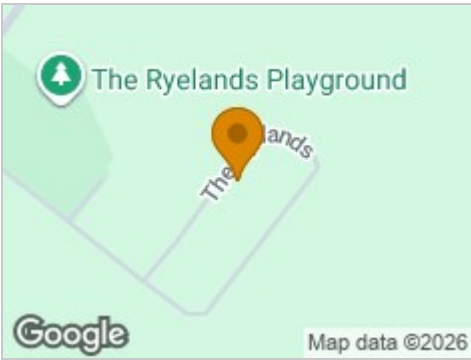
Money Laundering Regulations

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



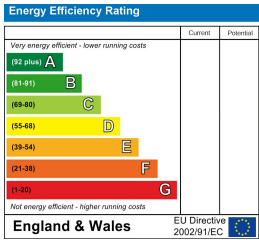
Floor Plan



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



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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