



Ellis Brooke



36 Main Street

Newbold, Rugby, CV21 1HW

Guide price £325,000



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Entrance Hall

5'7" x 11'8" (1.72m x 3.56m)

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stairs storage cupboard, has stairs that rise to the first floor and further to this there is a door which gives access through to.

Kitchen

7'2" x 16'4" (2.19m x 4.98m)

The kitchen itself comprises of range of base and eye level units. The kitchen benefits from having electric under floor heating. There is a fitted electric oven, grill, four ring gas hob with extra extractor fan over, dishwasher, fridge/freezer and washing machine. The kitchen also provides access to a useful under stairs storage cupboard and to the rear elevation there is a window which provides a view over the garden. To the side elevation is a door which gives access to the outside. Further to this there is an internal door giving access through to.

Lounge/Dining Room

11'1" x 21'8" (3.38m x 6.62m)

A spacious room that benefits from dual aspect windows to both the front and rear elevations. The window to the rear provides a view over the garden. Within the room there is a feature of fireplace with a gas fire set within. There is a door which gives access through to.

Bedroom 4/Sitting Room

7'9" x 12'1" (2.38m x 3.69m)

A room that could be used for a variety of uses but has most recently been used as a ground floor

bedroom. With a window to the front elevation and a fitted storage cupboard. A door gives access through to.

Ground Floor Shower Room

7'8" x 5'8" (2.35m x 1.75m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. Within the shower room the walls and floor are fully tiled. To the side elevation of the room there is a door which gives access through to the garage. The room further benefits from electric underfloor heating.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and to the side elevation there is a window providing natural light. There are doors which give access through to all first floor accommodation.

Bedroom 1

10'7" x 10'9" (3.23m x 3.29m)

A good sized double bedroom that benefits from dual aspect windows to both the rear and side elevations. This bedroom further benefits from a range of fitted furniture, including wardrobes and drawers.

Bedroom 2

10'1" x 10'9" (3.09m x 3.28m)

A double bedroom that benefits from dual aspect windows to both the front and side elevations. The room further benefits from having fitted wardrobes.

Bedroom 3

6'9" x 7'0" (2.07m x 2.14m)

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

Bathroom

6'3" x 5'7" (1.93m x 1.71m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. Within the bathroom the walls and floor are fully tiled and to the rear elevation there is a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden. To the immediate rear of the property is a patio area which provides ample space for alfresco dining. A paved pathway gives access to a further patio area found towards the rear elevation of the garden. The pathway continues in the opposite direction around the side of the home where there is gated access to the driveway along with a pedestrian door to the garage. The remainder of the garden has been laid to lawn with a range of mature, shrubs, hedges and planting dispersed throughout.

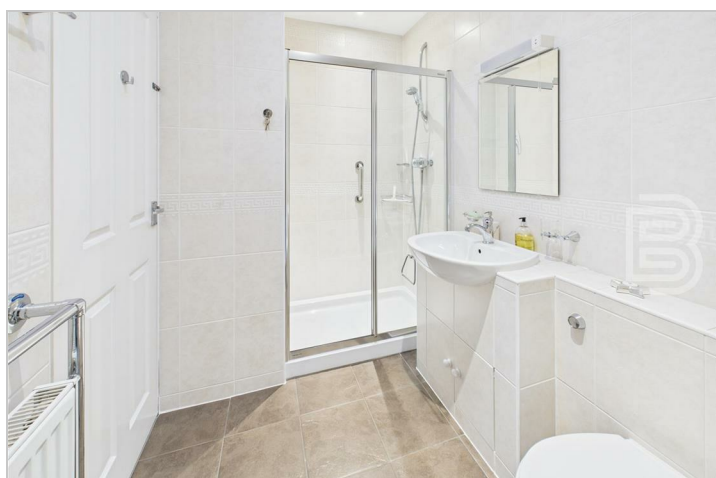
Driveway and Front Garden

To the front of the home there is a tarmac driveway which provides off-road parking for several vehicles and gives access to the garage. A further area of the front garden has been laid to lawn and there are steps leading from the public highway which give access to the front door. There is a recently installed electric controlled canopy blind which provides shade and cover from the rain.

Garage

8'5" x 19'6" (2.58m x 5.96m)

With an electric roller shutter door to the front elevation, frosted window to the rear elevation and further door to the side elevation which provides access to the garden. The spacious garage benefits from additional storage available within the rafters.



Road Map



Hybrid Map



Terrain Map



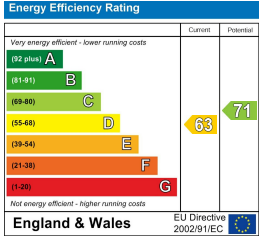
Floor Plan



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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