



Ellis Brooke



Bramblewell Cottage, 5 West Street

Long Lawford, Rugby, CV23 9BJ

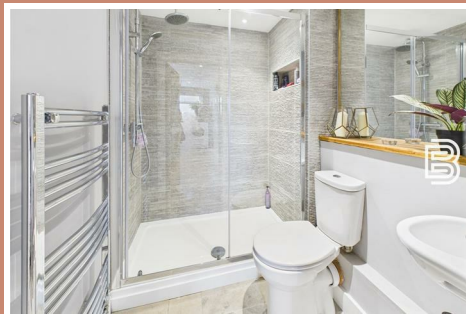
Offers in excess of £350,000



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Entrance Porch

4'3" x 3'11" (1.32 x 1.2m)

Accessed through a composite front door and with frosted windows to the front and side elevations. The entrance porch provides a space for shoe storage and gives access to the property via the front door.

Living Room

10'3" x 24'4" (3.14m x 7.43m)

A spacious room that occupies the whole front elevation of the property and is neatly defined into two separate areas with a step. With wonderful exposed wooden floorboards throughout and a feature fireplace with open fire. To the rear elevation of the room there is a latch and brace stable style door which gives access through to the kitchen family room. Within the room there are stairs that rise to the first floor.

Kitchen/Dining/Family Room

15'1" x 19'8" (4.62m x 6m)

A spacious room that is flooded with natural light owing to the Velux windows found to the ceiling and further windows found to the side elevation. Further natural light is provided through the double opening doors which give access to the garden.

The kitchen itself comprises of a range of base and eye level units with a wooden worktop over, in addition a contrasting central Island provides a useful seating area with further storage beneath. Within the kitchen, there is a range style cooker with five ring gas hob and extractor fan over. Other fitted appliances include a dishwasher. In addition there is space for a tall fridge freezer. The kitchen extends into a living area with a continuation of

the tiled floor found throughout. There is a latch and brace door which gives access through to the utility room.

Utility Room

4'9" x 12'7" (1.46m x 3.86m)

The utility room has a wood worktop with space and plumbing beneath for a washing machine and tumble dryer. There is Flagstone style tiling throughout the room and to the rear elevation a frosted window. A latch and brace door gives access through to the shower room.

Shower Room

5'0" x 6'3" (1.54m x 1.92m)

With a continuation of the Flagstone floor found in the utility room. There is a suite which comprises of a low-level flush WC, wash hand basin and shower cubicle with rainfall style attachment. Within the shower room there is tiling to all splash back areas and a chrome heated towel rail.

1st Floor Landing

The landing gives access to the properties airing cupboard, which houses the gas boiler. In addition there are doors giving access to all first floor accommodation. Access to the loft is obtained via a loft hatch.

Bedroom 1

11'4" x 10'2" (3.47m x 3.1m)

A double bedroom with a window to the front elevation.

Bedroom 2

8'10" x 12'11" (2.71m x 3.95m)

A double bedroom with a window to the front elevation. This bedroom further benefits from two fitted wardrobes.

Tel: 01788 221242

Bedroom 3

11'6" x 6'7" (3.52m x 2.02m)

A large single bedroom with a window to the side elevation.

Bathroom

6'9" x 6'8" (2.08m x 2.04m)

With a suite that comprises of a low level flush WC, wash hand basin and Jacuzzi style bath with mixer shower attachment. Within the bathroom there is tiling to all splash back areas, a wall mounted chrome heated towel rail and to the rear elevation a window

Garden

To the immediate rear of the home is a patio area which provides some space for alfresco dining. Surrounding the patios is an area which has been laid to slate style chippings. In the main the remainder of the garden has been laid to lawn. To the side elevation of the home is a paved pathway with gated access to the front of the property. Boundaries are a combination of walls and fencing and there is a useful storage shed. To the rear elevation of the garden is an area which has been laid to slate style chippings and in addition a well

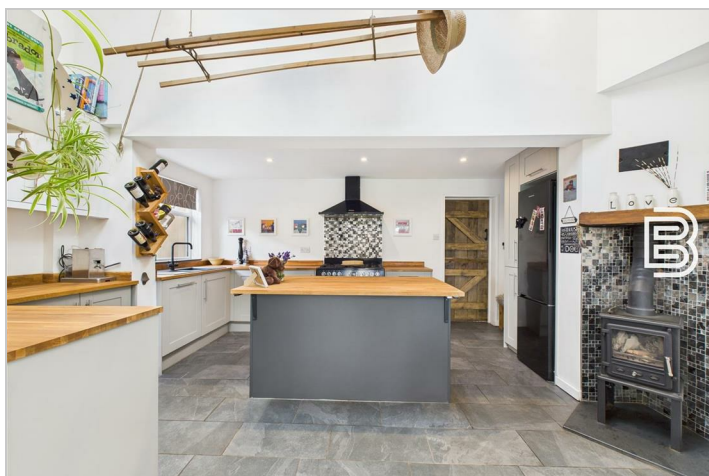
stocked flower bed. A pathway gives access to a covered wood store which provides access to the Orchard Garden. From here there are steps and gated access to the driveway.

Driveway

Off-road parking is available on the gravel driveway, which is found along Chapel Street and provides off-road parking for up to two vehicle vehicles. Further on street parking is available on a first come first serve basis in front of the property.

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



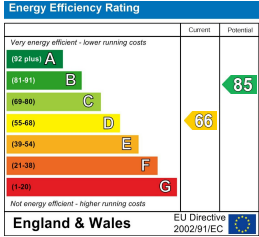
Floor Plan



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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