



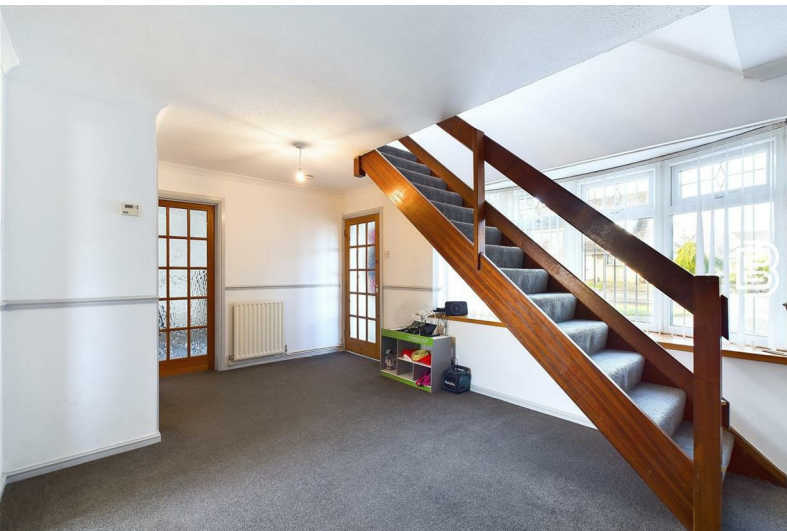
Ellis Brooke



148 Norton Leys

Hillside, Rugby, CV22 5RS

Guide price £325,000



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Entrance Lobby

Double glazed door and window. Radiator. Small meter cupboard. Internal door to Dining Room.

Dining Room

17'6" x 10'7" (5.33m x 3.23m)

Doors to Lounge, Kitchen & WC. Stairs to first floor. Double glazed window to the front aspect. Dado rail. Two radiators.

Lounge

18'1" x 11'1" (5.51m x 3.38m)

Double glazed window to the front aspect. Dado rail. Coving. Fireplace area. Two radiators. French doors into Conservatory.

Conservatory

Traditional uPVC construction with French Doors onto patio and garden. Wood effect flooring.

Kitchen

17'7" x 7' max (5.36m x 2.13m max)

Double glazed window to the rear aspect. Double glazed door to the side aspect. Wood effect flooring. Range of base & eye level units with work surfaces over. Ceramic sink drainer with mixer tap. Integrated double oven with five ring gas hob and extractor. Integrated fridge and freezer. Space for a washing machine. Integrated dishwasher.

WC

Internal high level small window to the kitchen. Low flush WC. Corner cupboard. Wall mounted wash hand basin and tiling to splashbacks.

Landing

Doors off to four bedrooms. Double glazed window to the front aspect. Door to Bathroom. Loft access hatch.

Bedroom One

11'2" x 9'5" (3.40m x 2.87m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Two

11'4" x 8'6" (3.45m x 2.59m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8'6" x 8'3" (2.59m x 2.51m)

Double glazed window to the rear. Radiator.

Bedroom Four

12'6" x 9'5" (3.81m x 2.87m)

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Panelled bath with shower over. Wash hand basin with vanity unit. Low flush WC. Heated towel rail. Fully tiled. Inset spotlights.

Driveway & Frontage

Block paved driveway for several cars. Artificial grass with paving around. Side courtesy door into garage.

Garage

Metal up and over door. Side courtesy door.
Light and power connected.

Rear Garden

Courtesy door into rear of garage. Enclosed to two sides by low level timber fence and one side by hedgerow. Lawned area. Several seating hard-standings. Pathway along the rear boundary.



Road Map



Hybrid Map



Terrain Map



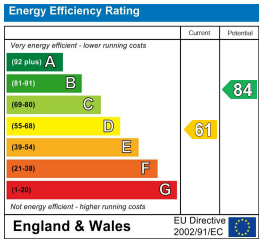
Floor Plan



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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