



Ellis Brooke



42 Lancaster Road

, Rugby, CV21 2QW

Offers in excess of £450,000



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Location

Conveniently located and within walking distance of Rugby town centre, Rugby train station and Caldecott park. Rugby train station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

Front

Herbaceous borders. Aluminium gate with pathway leading to front door and side garden.

Entrance Hall

14'1 x 5'10 (4.29m x 1.78m)

Enter via stained glass composite door. Victorian style tiled floor. Feature stain glass window to the side elevation. Radiator. Stairs to first floor and doors to further accommodation.

Lounge

14'7 x 12'0 (4.45m x 3.66m)

Enter via solid wooden door. Feature fireplace with mantle and surround. Feature bay uPVC window to the front elevation and double glazed window to the rear elevation. Coving. Radiator.

Sitting Room

14'9 x 9'10 (4.50m x 3.00m)

Enter via solid wooden door. uPVC French doors to garden patio. Double glazed window to the rear elevation. Storage cupboard. Fireplace surround. Radiator. Coving.

Kitchen/Dining Room

10'6 x 21'8 (3.20m x 6.60m)

Enter via solid wooden door. A range of base and eye level units with wooden worktops. Built in oven and

five ring gas hob and extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Sink with drainage board and mixer tap. Tiled splashbacks. Tiled floor. Three wooden double glazed windows. Two radiators. Recessed spotlights. Door into:

Utility Room

10'0 x 4'10 (3.05m x 1.47m)

Continuation of tiled flooring. More wall and base units. Wooden worktop with space and plumbing beneath for washing machine and tumble dryer. Sink with mixer tap. Wall mounted Worcester boiler. uPVC door to rear garden. Wood double glazed window to front elevation. Door into:

Bedroom Two

11'9 x 9'10 (3.58m x 3.00m)

Enter via solid wooden door. Two wooden double glazed windows to the front elevation and one to the side elevation. Radiator. door into:

En Suite

3'10 x 9'10 (1.17m x 3.00m)

Double shower cubicle with electric shower. Low flush wc. Wash hand basin with pedestal and mixer tap. tiled splashbacks. Obscure window to the rear elevation.

Stairs & Landing

Feature stain glass window to rear elevation. Loft hatch. Window to front elevation. Doors to further accommodation. Three Storage cupboards. Radiator. Feature large wooden double glazed window overlooking rear garden.

Main Bedroom

18'0 x 9'10 (5.49m x 3.00m)

Enter via solid wooden door. Dual aspect wooden double glazed windows. Radiator. Door into:

En Suite

6'9 x 4'7 (2.06m x 1.40m)

Double shower cubicle with mixer shower. Low flush wc. Wash hand basin with mixer taps. Extractor fan. Heated towel rail.

Bedroom Three

14'7 x 11'11 (4.45m x 3.63m)

Enter via solid wooden door. uPVC double glazed bay window to the front elevation. Feature decorative fireplace. Radiator.

Bedroom Four

10'5 x 10'1 (3.18m x 3.07m)

Enter via solid wooden door. Wooden double glazed window to the front elevation. Decorative fireplace. Built in cupboard. Radiator.

Bedroom Five

14'7 x 9'11 (4.45m x 3.02m)

Enter via solid wooden door. Wooden double glazed window to the garden. Radiator. Picture rails.

Bathroom

7'3 x 6'5 (2.21m x 1.96m)

'P' Shaped bath with mixer taps and shower over. Recessed areas for toiletries. Tiled walls and floor. Heated towel rail. Extra large sink with mixer tap/ Obscure window to the front elevation.

WC

7'1 x 2'1 (2.16m x 0.64m)

Separate low flush wc. Obscure window to the side elevation.

Rear Garden

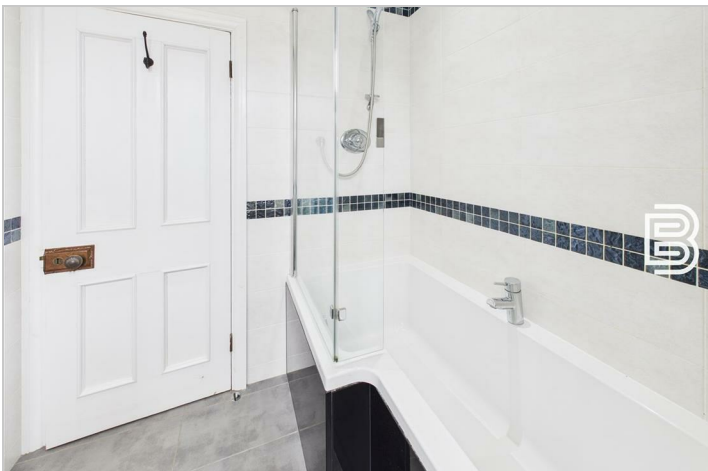
Mainly laid to lawn with herbaceous borders. A raised patio area. Fencing closing off the garden and double gates to parking.

Parking

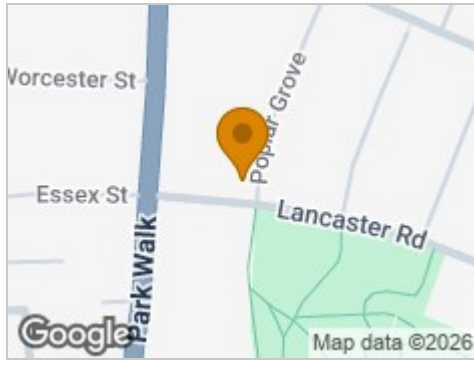
Off road parking for several vehicles accessed off Poplar Grove. Double aluminium gates to rear garden.

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



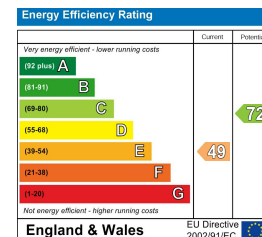
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk